



MANHATTAN

RESIDENTIAL MARKET REPORT

January 2017





Residential Market Report Overview

The Manhattan Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Manhattan's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Manhattan neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Manhattan, January 2017

Median Sale Price



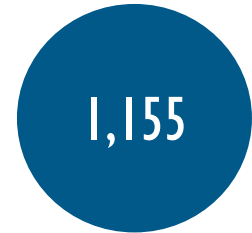
-1% YoY

Median Price/Sq.ft.



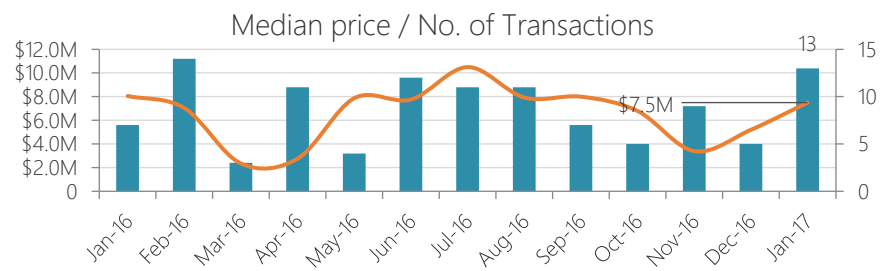
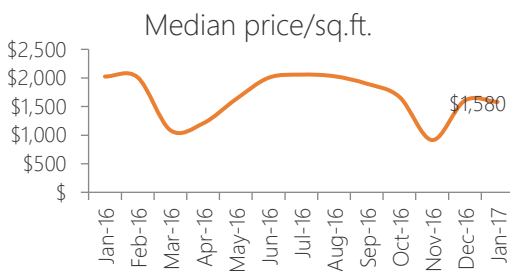
-3% YoY

No. of Transactions

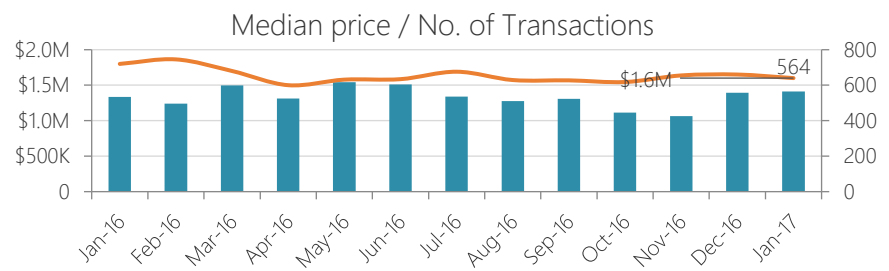
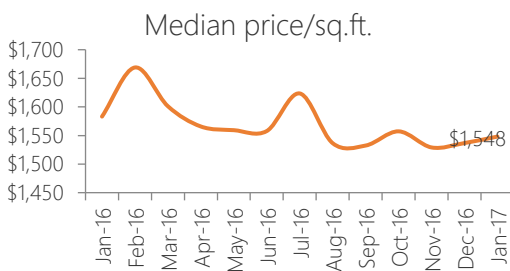


4% YoY

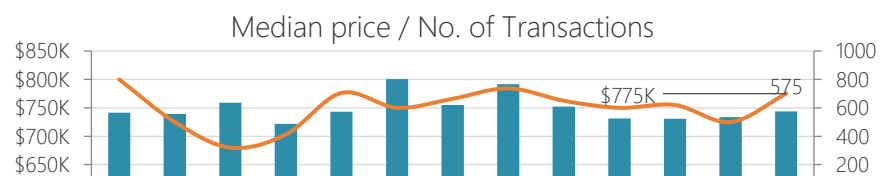
Single family



Condo



Coop





Top 10 Residential Sales

Manhattan, January 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	12 E 73 St	\$41,000,000	31-Jan-17	6,230	\$6,581	Lenox Hill
2	43 W 73 St	\$15,500,000	12-Jan-17	6,485	\$2,390	UWS
3	124 E 64 St	\$14,000,000	24-Jan-17	4,500	\$3,111	Lenox Hill
4	311 W 90 St	\$12,235,641	13-Jan-17	5,377	\$2,276	UWS
5	21 W 95 St	\$10,500,000	17-Jan-17	5,560	\$1,888	UWS
6	14 E 82 St	\$9,148,120	20-Jan-17	9,300	\$984	Carnegie Hill
7	240 E 74 St	\$5,850,000	27-Jan-17	4,600	\$1,272	Lenox Hill
8	469 W 143 St	\$4,650,000	20-Jan-17	5,810	\$800	Hamilton Heights
9	558 E 87 St	\$4,495,000	11-Jan-17	1,824	\$2,464	Yorkville
10	238 W 139 St	\$3,050,000	31-Jan-17	3,620	\$843	Harlem

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	432 Park Ave #85	\$65,661,755	05-Jan-17	8,055	\$8,152	Central Midtown
2	80 Columbus Cir #PH77B	\$38,900,000	20-Jan-17	4,825	\$8,062	Lincoln Square
3	551 W 21 St #PH19	\$33,605,000	09-Jan-17	-	-	Chelsea
4	56 Leonard St #PH53	\$29,082,693	20-Jan-17	-	-	TriBeCa
5	15 Central Park W #26A	\$27,500,000	24-Jan-17	3,105	\$8,857	Lincoln Square
6	30 Park Pl #PH81	\$26,626,268	17-Jan-17	5,443	\$4,892	TriBeCa
7	10 Sullivan St #PH	\$25,456,250	11-Jan-17	-	-	SoHo
8	56 Leonard St #PH54	\$23,982,851	12-Jan-17	-	-	TriBeCa
9	15 Central Park W #30B	\$17,650,000	12-Jan-17	2,367	\$7,457	Lincoln Square
10	127 E 79 St #PH17E	\$17,310,250	20-Jan-17	4,476	\$3,867	Carnegie Hill

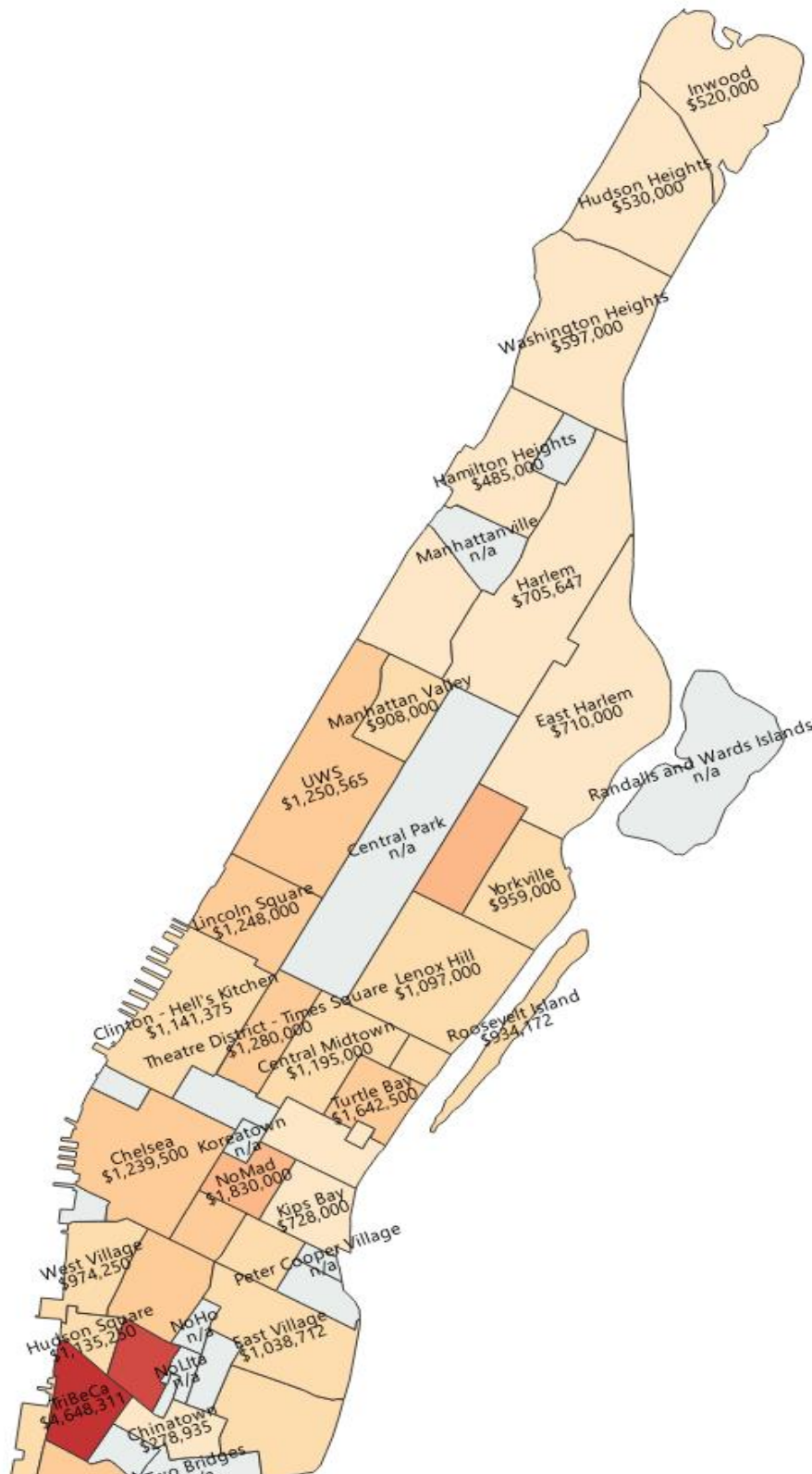
Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	230 Central Park S #18F	\$10,300,000	12-Jan-17	-	-	Theatre District - Times Square
2	285 Central Park W #10N	\$9,650,000	03-Jan-17	-	-	UWS
3	1089 Madison Ave #8E	\$8,200,000	17-Jan-17	-	-	Carnegie Hill
4	211-219 Central Park W #5C	\$7,500,000	11-Jan-17	-	-	UWS
5	255 W 84 St #2A	\$7,250,000	10-Jan-17	-	-	UWS
6	211-219 Central Park W #6F	\$6,900,000	19-Jan-17	-	-	UWS
7	1136 5 Ave #12A	\$6,500,000	10-Jan-17	-	-	Carnegie Hill
8	1001 5 Ave #18A	\$5,800,000	31-Jan-17	-	-	Carnegie Hill



Map of Neighborhoods

Manhattan, January 2017





Top Neighborhoods

Manhattan, January 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	TriBeCa	\$2,612	\$4,648,311	65	\$4,683,950	\$1,256,260	-
2	West Village	\$2,183	\$974,250	18	\$2,900,000	\$900,000	-
3	Greenwich Village	\$1,910	\$1,500,000	45	\$6,548,785	\$1,092,500	-
4	Lincoln Square	\$1,772	\$1,248,000	75	\$2,650,000	\$840,000	-
5	NoMad	\$1,747	\$1,830,000	21	\$1,995,000	\$690,000	-
6	Chelsea	\$1,703	\$1,239,500	42	\$1,575,000	\$737,500	-
7	Flatiron District	\$1,639	\$1,268,750	22	\$1,675,000	\$912,500	-
8	Clinton - Hell's Kitchen	\$1,624	\$1,141,375	33	\$1,312,500	\$672,000	-
9	Theatre District - Times Square	\$1,549	\$1,280,000	19	\$1,120,000	\$3,105,000	-
10	Central Midtown	\$1,515	\$1,195,000	19	\$1,655,000	\$725,000	-
11	Turtle Bay	\$1,472	\$1,642,500	48	\$1,900,000	\$630,900	-
12	East Village	\$1,455	\$1,038,712	26	\$1,387,547	\$752,500	-
13	Carnegie Hill	\$1,411	\$1,975,000	40	\$2,100,000	\$1,975,000	\$9,148,120
14	UWS	\$1,357	\$1,250,565	106	\$1,350,000	\$1,157,500	\$12,235,641
15	Gramercy Park	\$1,300	\$944,750	18	\$1,607,500	\$847,250	-
16	Lenox Hill	\$1,292	\$1,097,000	123	\$1,612,500	\$876,000	\$14,000,000
17	Manhattan Valley	\$1,244	\$908,000	18	\$1,025,500	\$552,500	-
18	Financial District	\$1,192	\$1,345,000	67	\$1,584,053	\$750,000	-
19	Battery Park City	\$1,186	\$1,150,000	17	\$1,150,000	-	-
20	Murray Hill	\$1,184	\$742,500	42	\$1,172,500	\$626,900	-
21	Yorkville	\$1,184	\$959,000	63	\$1,087,186	\$730,000	\$4,495,000
22	East Harlem	\$1,147	\$710,000	14	\$641,500	\$913,750	\$2,450,000
23	Sutton Place	\$1,043	\$847,500	33	\$2,465,000	\$729,500	-
24	Kips Bay	\$1,000	\$728,000	18	\$865,000	\$685,000	-
25	Harlem	\$940	\$705,647	43	\$768,408	\$420,000	\$2,280,000
26	Morningside Heights	\$914	\$560,000	6	-	\$560,000	-
27	Lower East Side Manhattan	\$891	\$950,000	12	\$1,225,000	\$862,500	-
28	Hamilton Heights	\$711	\$485,000	7	\$684,500	\$80,000	\$4,650,000
29	Hudson Heights	\$640	\$530,000	25	\$475,000	\$540,000	-
30	Inwood	\$482	\$520,000	8	-	\$520,000	-
31	Chinatown	\$465	\$278,935	4	\$278,935	-	-

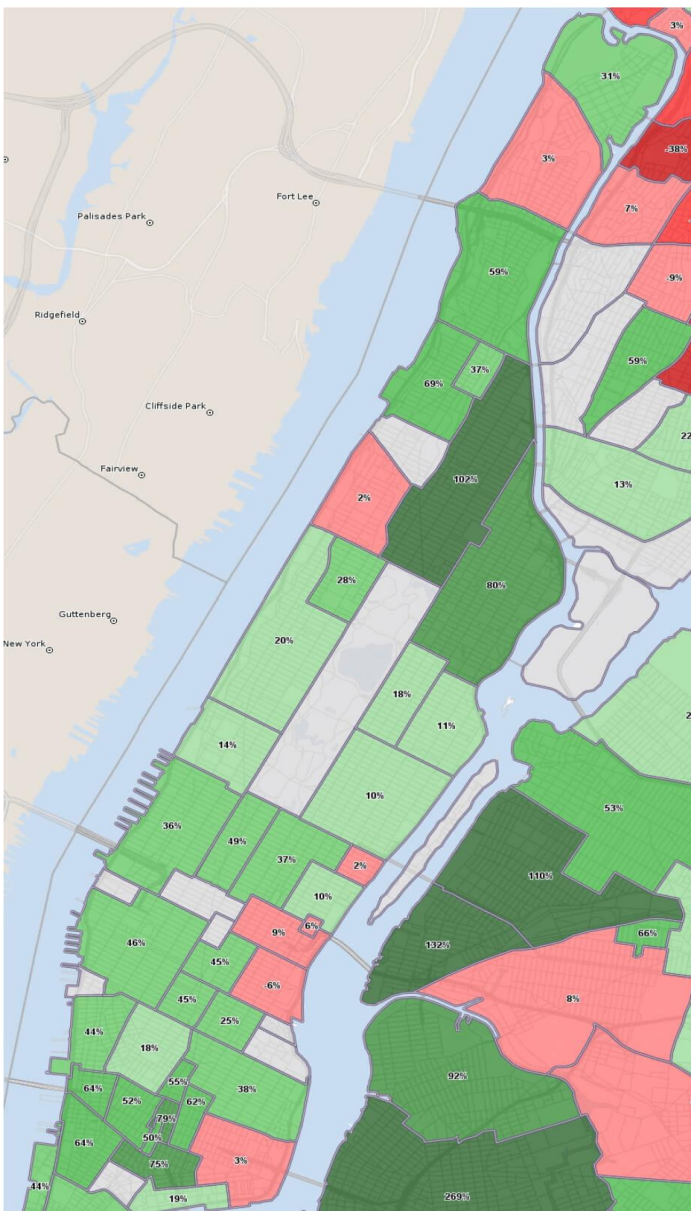


Sales Maps

Manhattan, January 2017

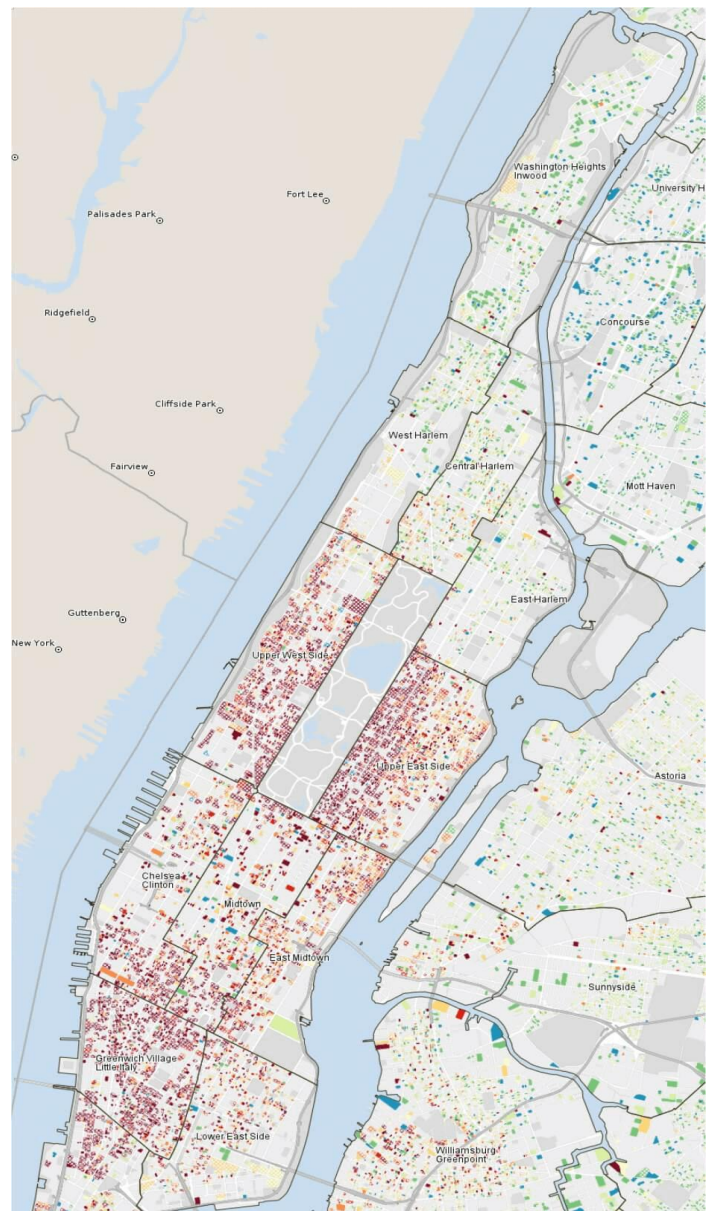
Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.





Battery Park City

Manhattan, January 2017

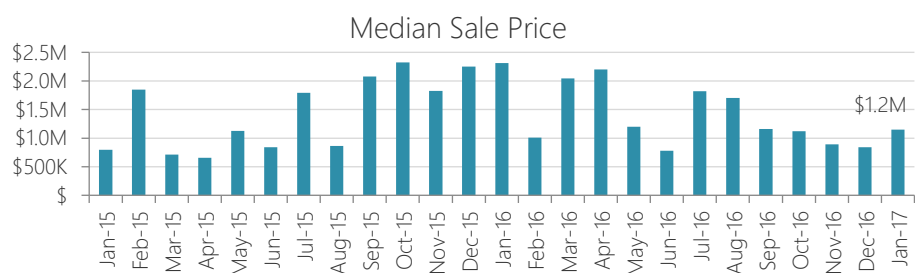
More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.



Median Sale Price

\$1.15M

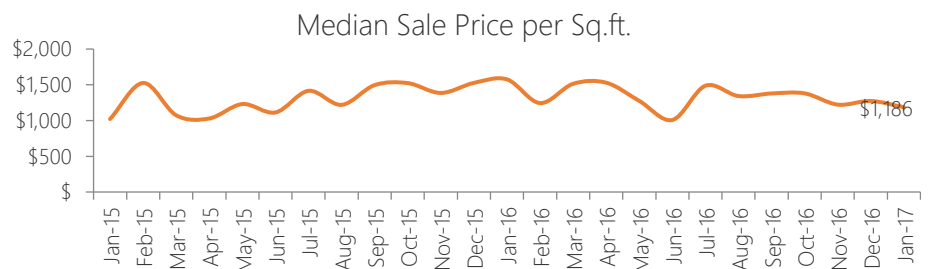
-50% YoY



Median Sale Price per Sq.ft.

\$1,186

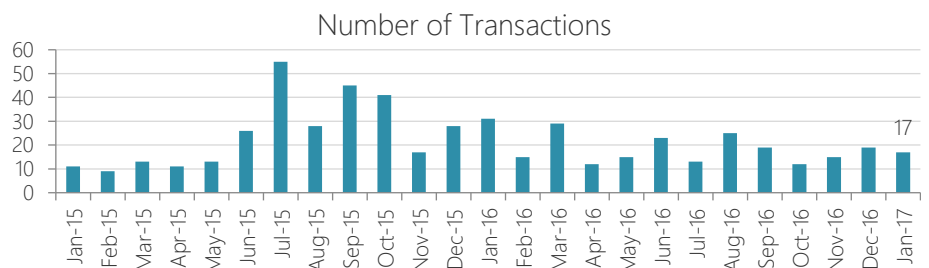
-25% YoY



Number of Transactions

17

-45% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,150,000	50%	\$1,186	25%	17



Bowery

Manhattan, January 2017

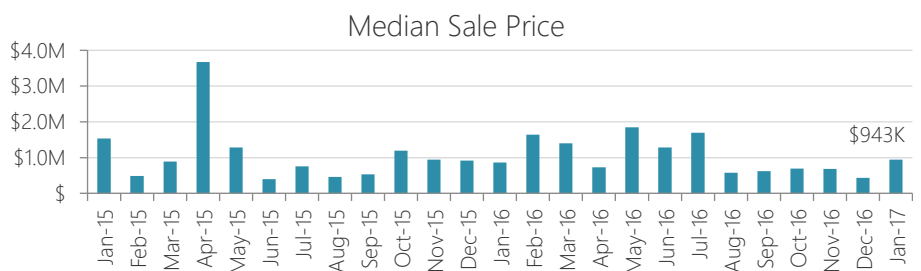


Bowery is a neighborhood in South Manhattan that includes both Little Saigon and the Bowery Historic District. As a result of its historic status, homeowners have financial incentives to restore – not demolish – older buildings. Landmarks include the Amato Opera, Bowery Mural, the Bowery Savings Bank, and the newly opened art museum – New Museum.

Median Sale Price

\$943K

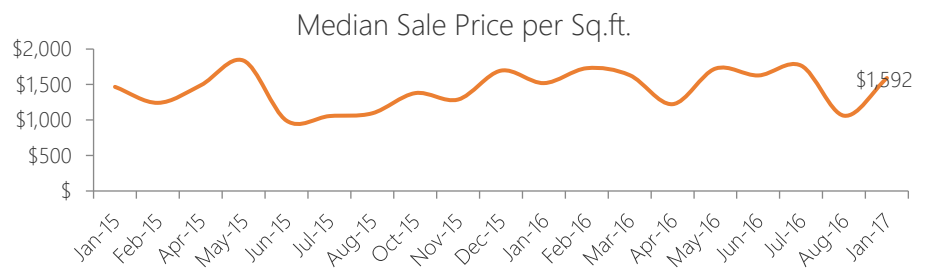
9% YoY



Median Sale Price per Sq.ft.

\$1,592

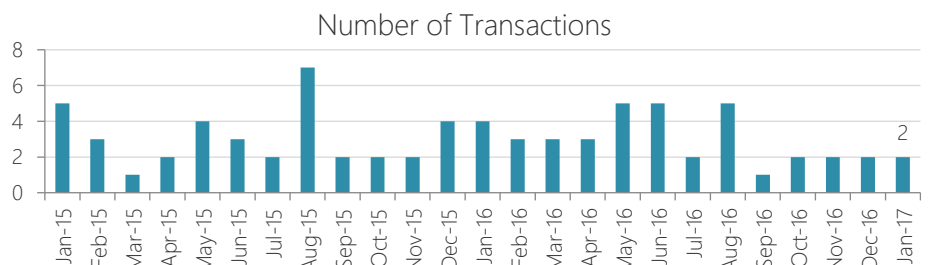
5% YoY



Number of Transactions

2

-50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,450,000	140%	\$1,500	40%	1



The RATNER Team Market Reports

Carnegie Hill

Manhattan, January 2017

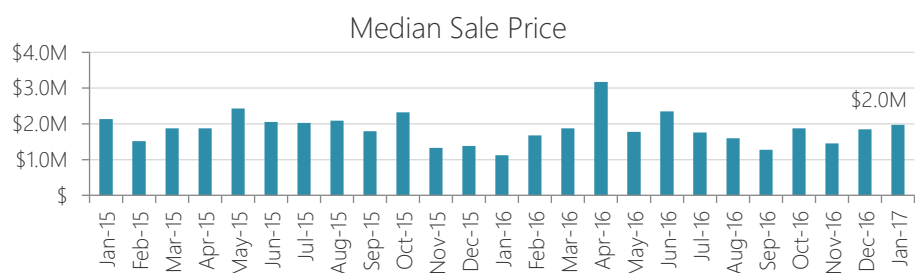


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home to offices, storefronts, and residential buildings.

Median Sale Price

\$1.98M

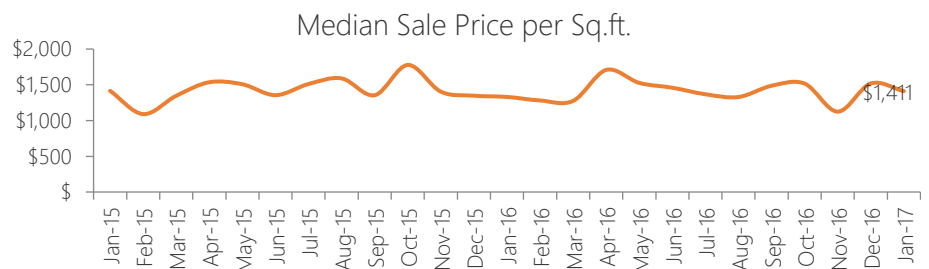
76% YoY



Median Sale Price per Sq.ft.

\$1,411

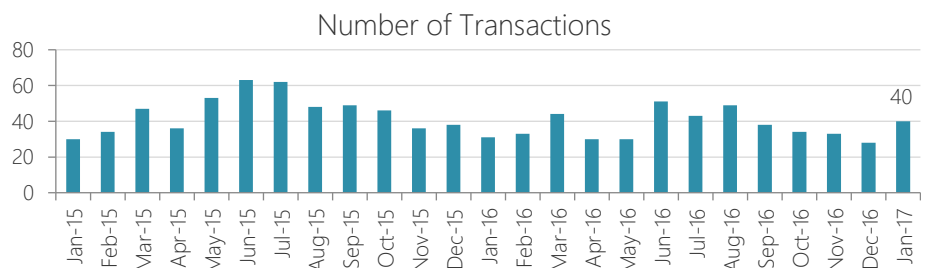
6% YoY



Number of Transactions

40

29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,100,000	1110%	\$1,600	150%	7

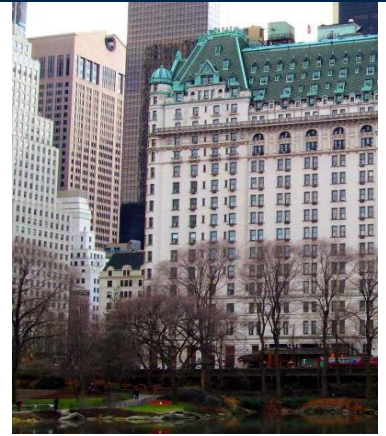
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Warren Lewis Sotheby's International Realty



Central Midtown

Manhattan, January 2017

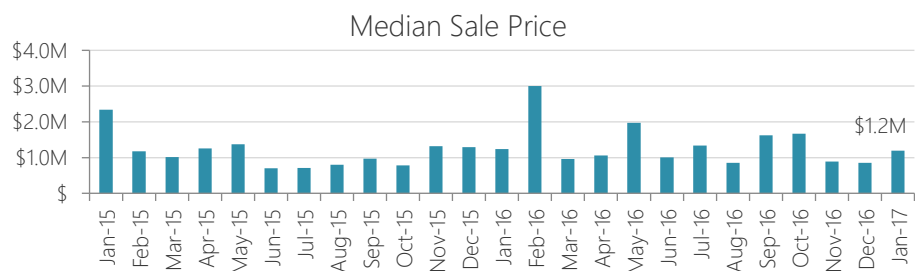


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated condos and co-op buildings.

Median Sale Price

\$1.2M

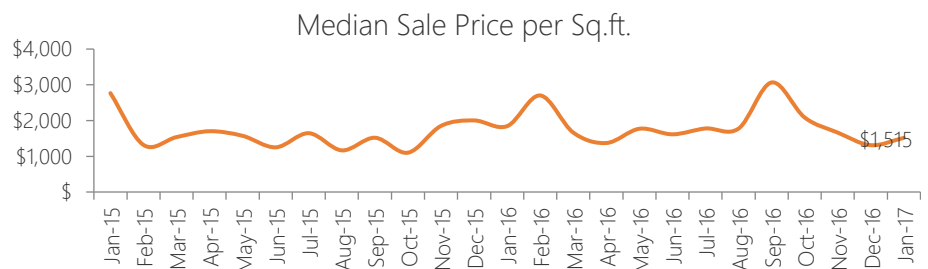
-3% YoY



Median Sale Price per Sq.ft.

\$1,515

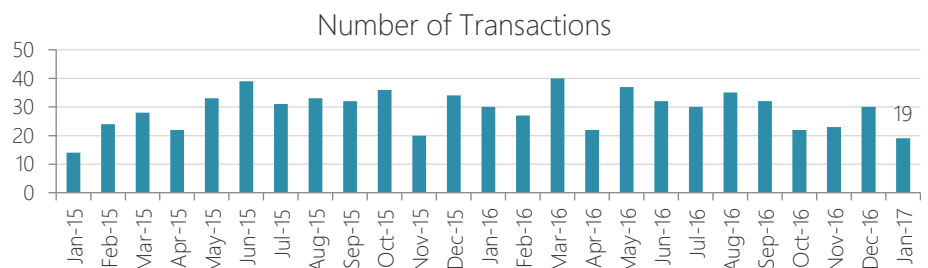
-18% YoY



Number of Transactions

19

-37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,655,000	900%	\$1,701	550%	11

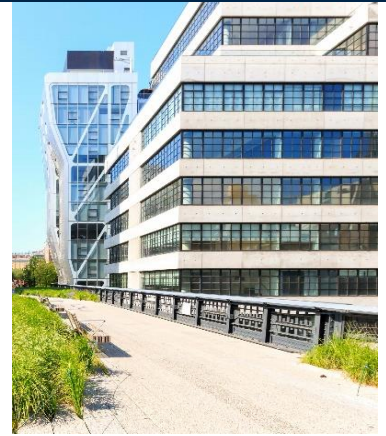


The RATNER Team Market Reports

Chelsea

Manhattan, January 2017

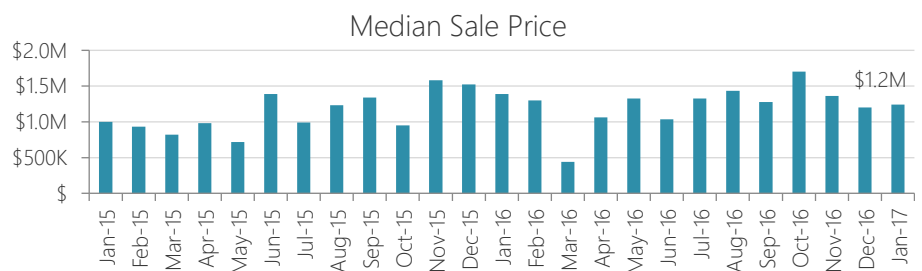
Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.



Median Sale Price

\$1.24M

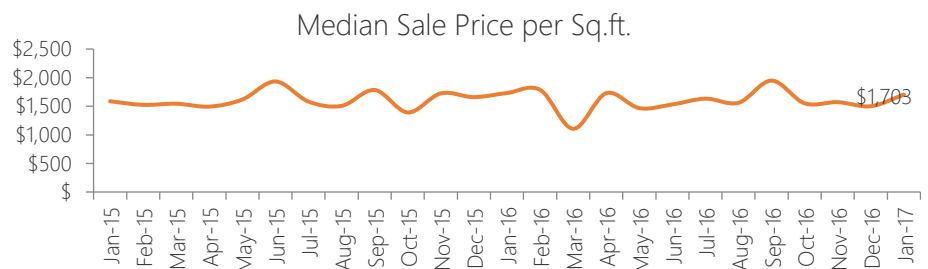
-11% YoY



Median Sale Price per Sq.ft.

\$1,703

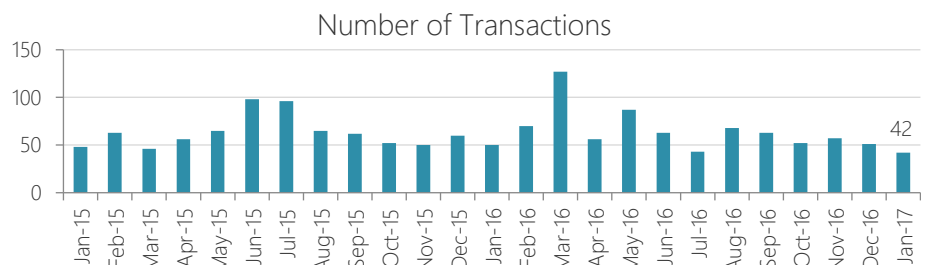
-2% YoY



Number of Transactions

42

-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,575,000	100%	\$1,774	150%	20

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Chinatown

Manhattan, January 2017

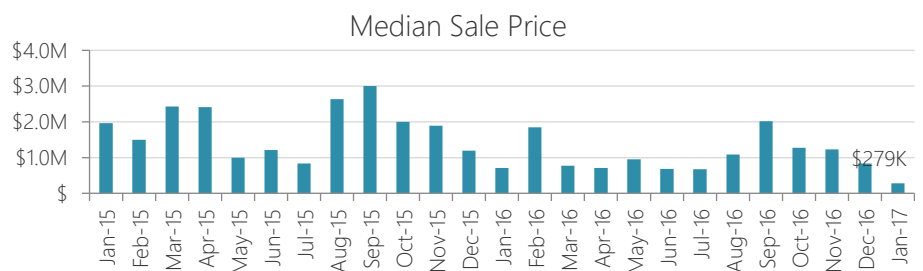


In Chinatown, residents have access to a wide range of unique restaurants, open-air fish markets, and many places to explore. Most housing is in centuries-old tenement-style buildings, which leads to a very dense and bustling atmosphere. There are several subway lines to Chinatown and easy access to the Soho neighborhood make it a popular choice.

Median Sale Price

\$279K

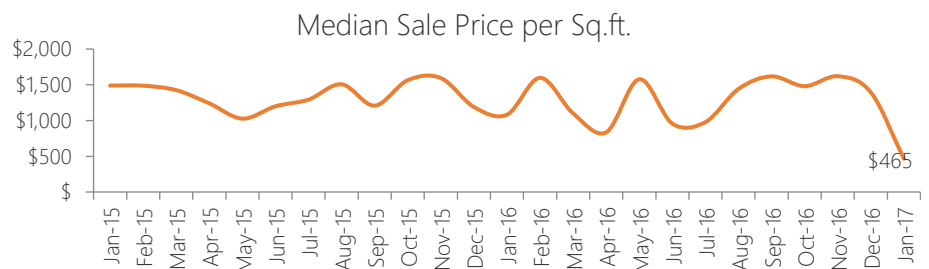
-61% YoY



Median Sale Price per Sq.ft.

\$465

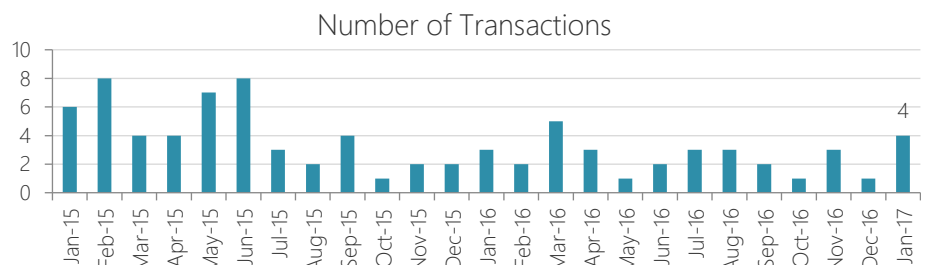
-57% YoY



Number of Transactions

4

33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$279,025	-61%	\$465	-57%	4



Clinton - Hell's Kitchen

Manhattan, January 2017

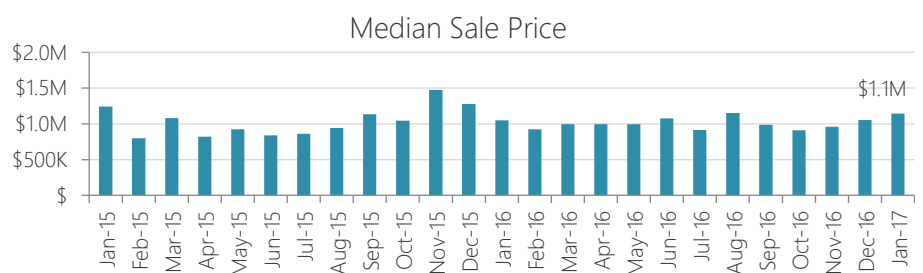


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.

Median Sale Price

\$1.14M

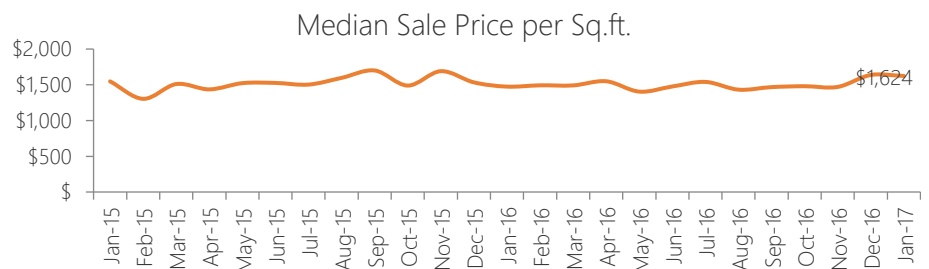
9% YoY



Median Sale Price per Sq.ft.

\$1,624

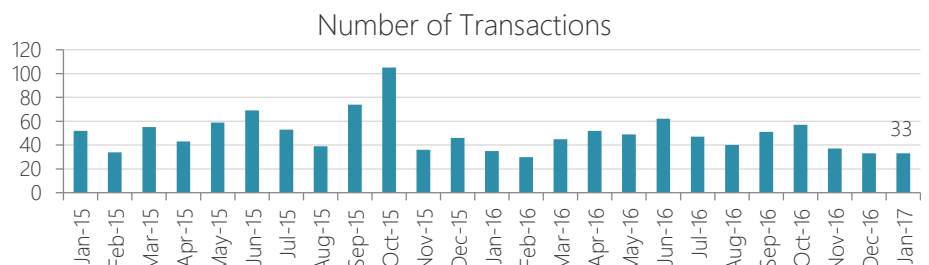
10% YoY



Number of Transactions

33

-6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,212,500	170%	\$1,600	00%	26



East Harlem

Manhattan, January 2017

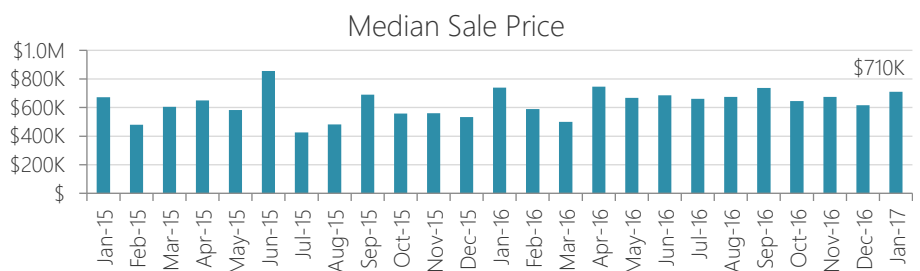
Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.



Median Sale Price

\$710K

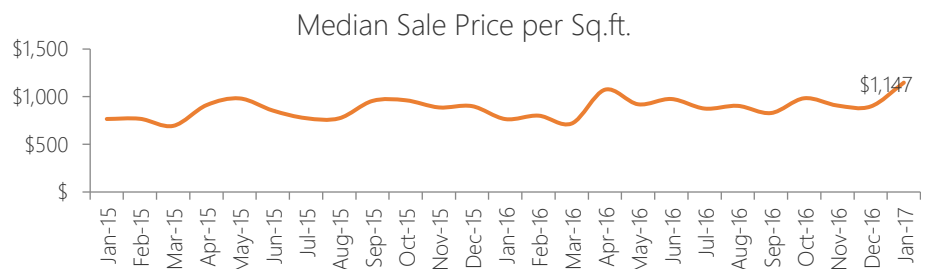
-4% YoY



Median Sale Price per Sq.ft.

\$1,147

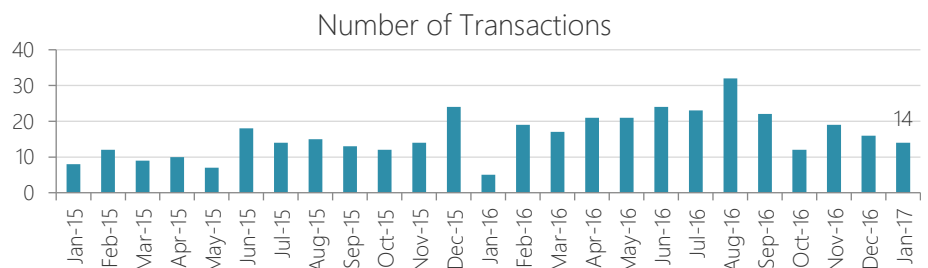
50% YoY



Number of Transactions

14

180% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$641,500	200%	\$600	100%	0



East Village

Manhattan, January 2017

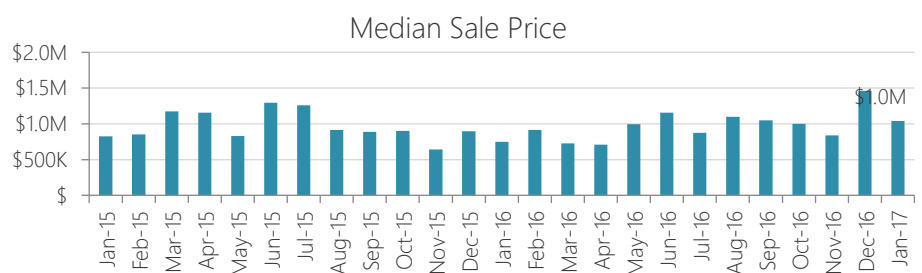
Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.



Median Sale Price

\$1.04M

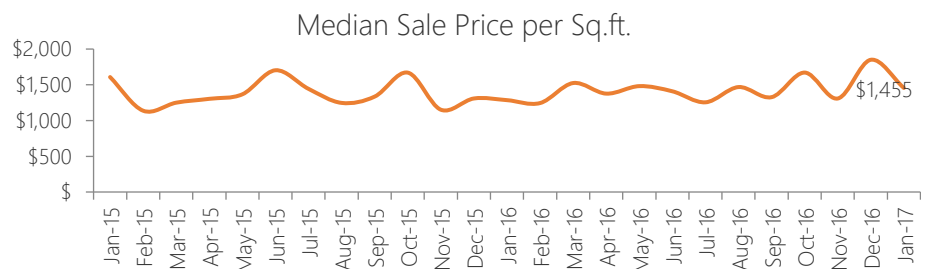
38% YoY



Median Sale Price per Sq.ft.

\$1,455

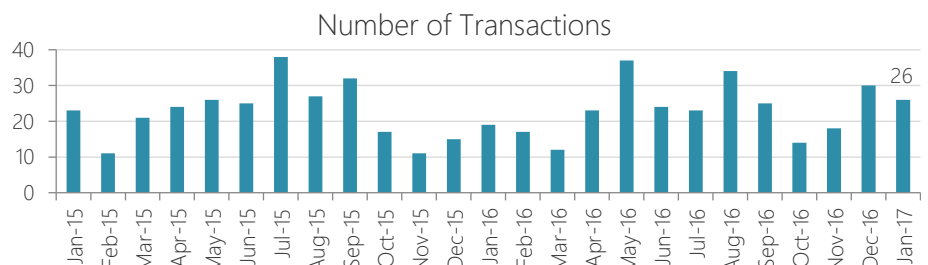
13% YoY



Number of Transactions

26

37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,207,547	220%	\$1,020	200%	11



Financial District

Manhattan, January 2017

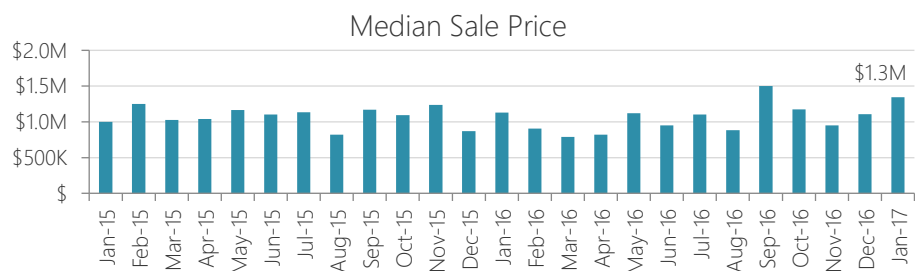


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently located, quiet, and safe place to call home.

Median Sale Price

\$1.34M

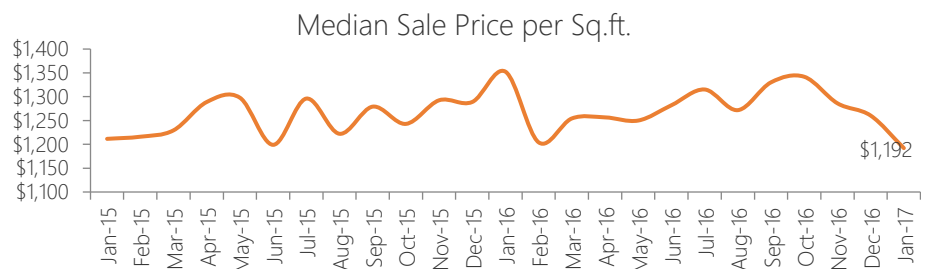
19% YoY



Median Sale Price per Sq.ft.

\$1,192

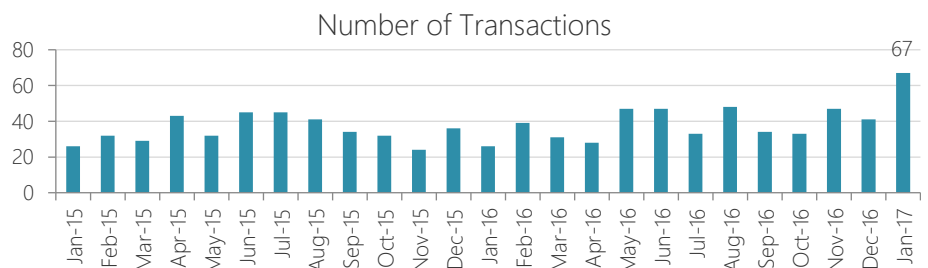
-12% YoY



Number of Transactions

67

158% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,594,052	250%	\$1,102	120%	57



Flatiron District

Manhattan, January 2017

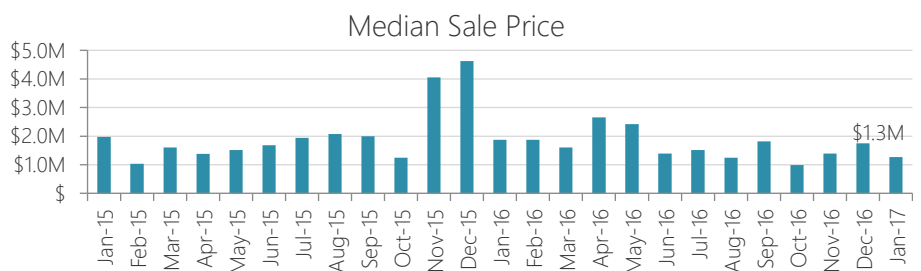


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through the Flatiron District can sometimes feel like a jaunt through the worlds of fashion, art and design.

Median Sale Price

\$1.27M

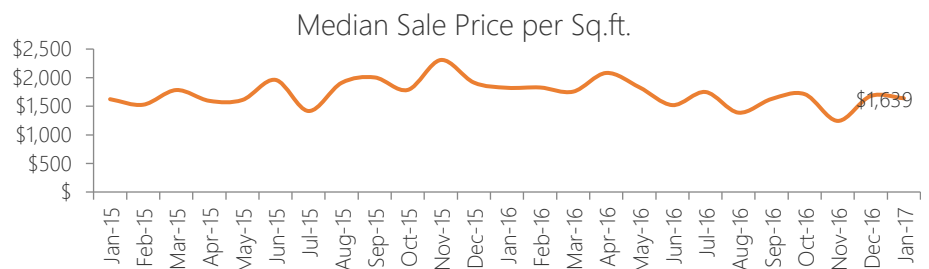
-32% YoY



Median Sale Price per Sq.ft.

\$1,639

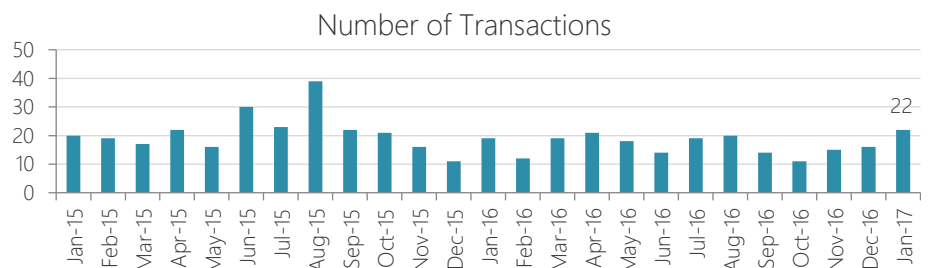
-10% YoY



Number of Transactions

22

16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,675,000	27%	\$1,912	0%	11



Gramercy Park

Manhattan, January 2017

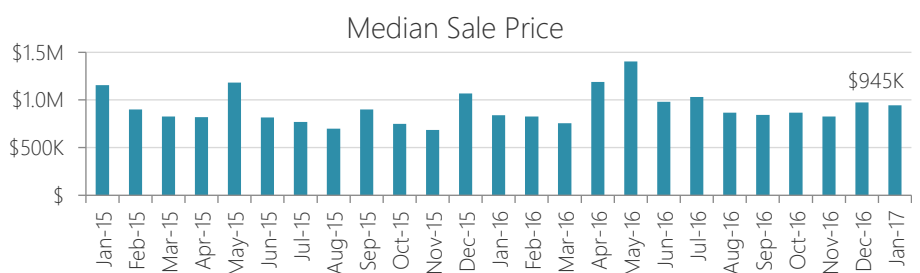


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.

Median Sale Price

\$945K

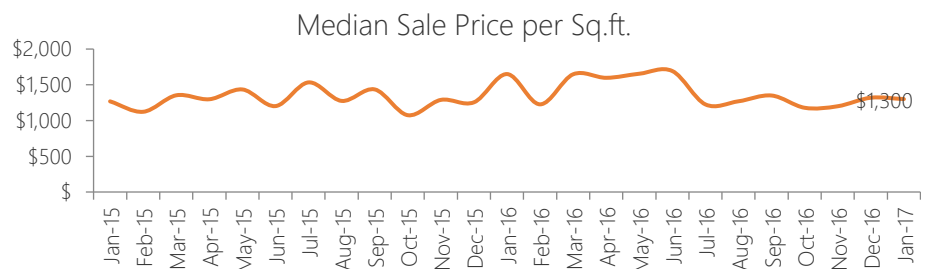
12% YoY



Median Sale Price per Sq.ft.

\$1,300

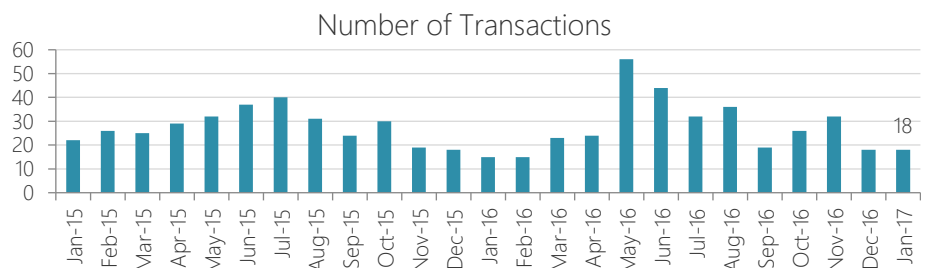
-21% YoY



Number of Transactions

18

20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,607,500	400%	\$1,070	150%	4



Greenwich Village

Manhattan, January 2017

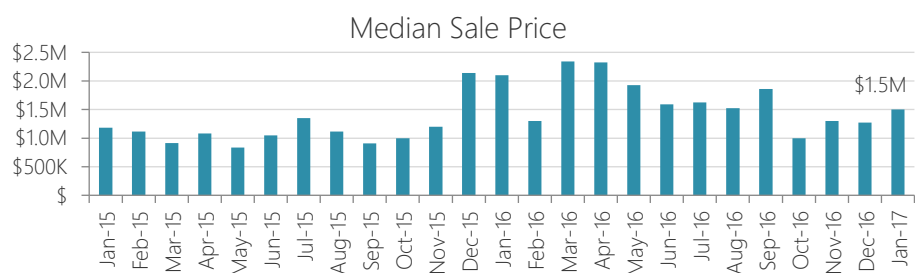


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is now one of NYC's most sought-after neighborhoods.

Median Sale Price

\$1.5M

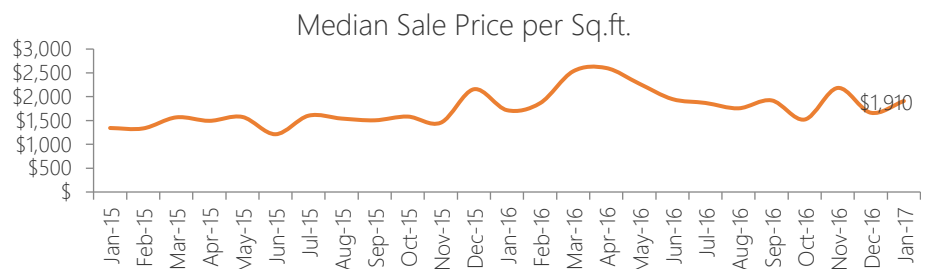
-29% YoY



Median Sale Price per Sq.ft.

\$1,910

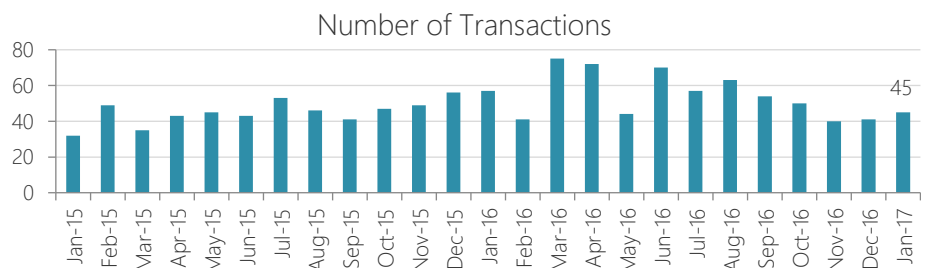
11% YoY



Number of Transactions

45

-21% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$654,795	50%	\$2,277	65%	17



Hamilton Heights

Manhattan, January 2017

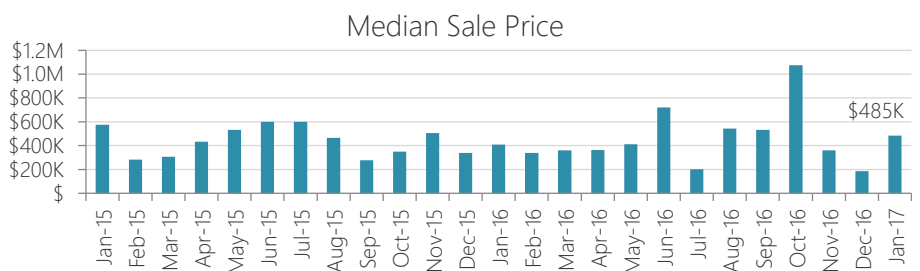


Located in North Manhattan, Hamilton Heights is named after founding father Alexander Hamilton. Housing options include brownstones, rowhouses, and spacious apartments. There are more than half a dozen subway lines running through this neighborhood and many express and local buses. Landmarks include the historic district Historic Hamilton Heights.

Median Sale Price

\$485K

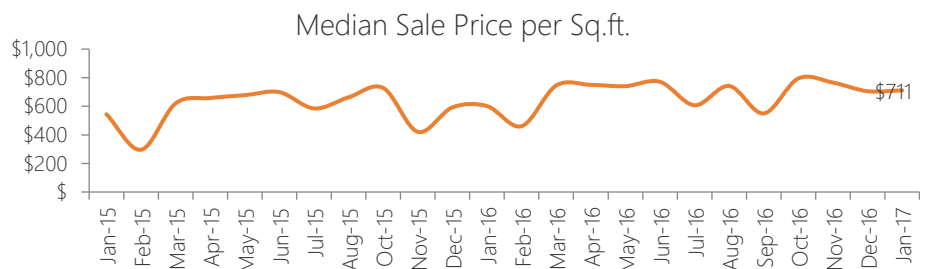
18% YoY



Median Sale Price per Sq.ft.

\$711

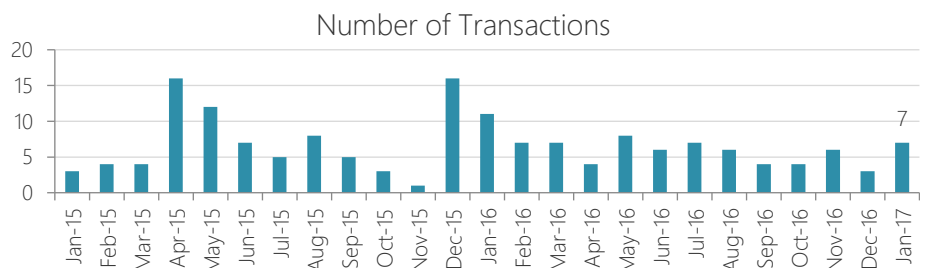
18% YoY



Number of Transactions

7

-36% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$694,500	54%	\$505	10%	2



The RATNER Team Market Reports

Harlem

Manhattan, January 2017

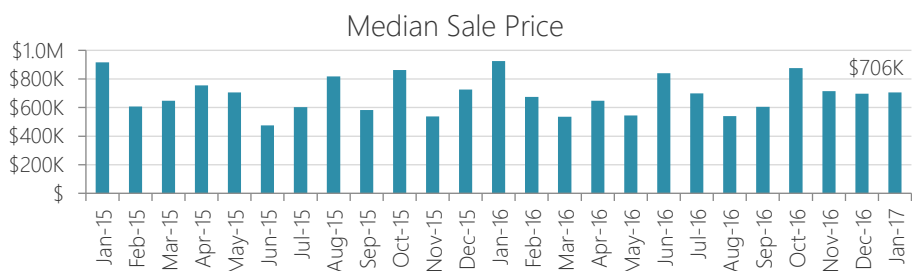
Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.



Median Sale Price

\$706K

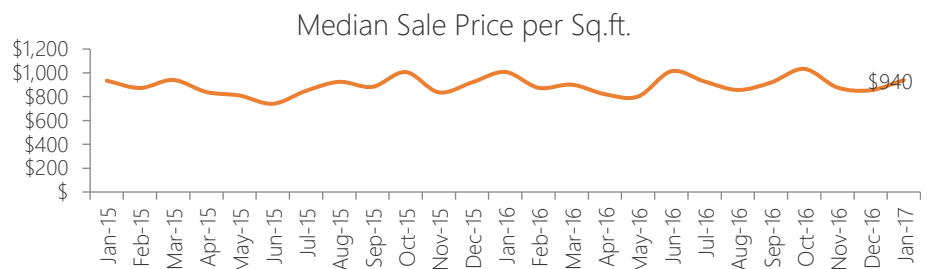
-24% YoY



Median Sale Price per Sq.ft.

\$940

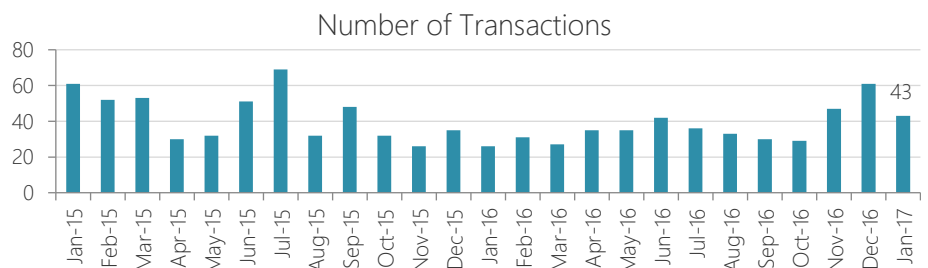
-7% YoY



Number of Transactions

43

65% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$769,400	200%	\$1,000	20%	22

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Warren Lewis Sotheby's International Realty



Hudson Heights

Manhattan, January 2017

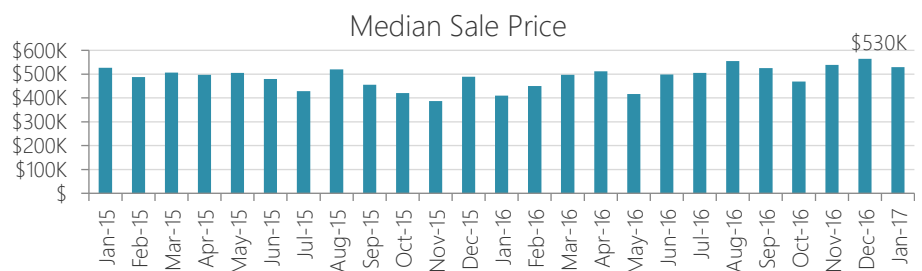
Primarily a residential neighborhood, Hudson Heights has an abundance of apartments, townhomes, co-ops, and high-rises. Art Deco is the most prominent architecture style with Tudor Revival coming a close second. The highest point in all of Manhattan is located in Hudson Heights, which, as the name implies, offers views of the Hudson River.



Median Sale Price

\$530K

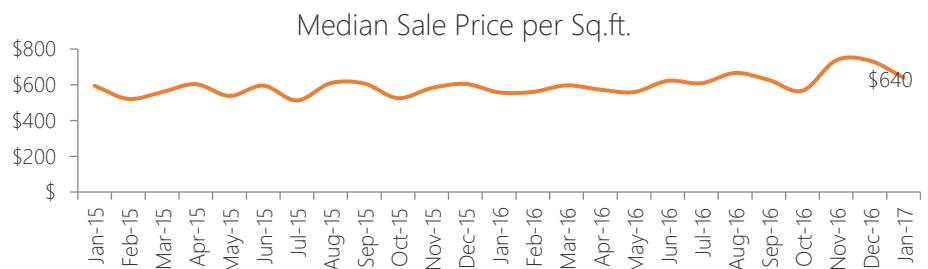
29% YoY



Median Sale Price per Sq.ft.

\$640

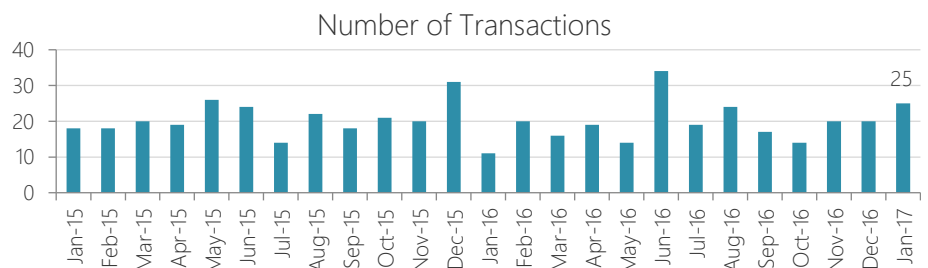
15% YoY



Number of Transactions

25

127% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$475,000	170%	\$515	150%	10



Hudson Square

Manhattan, January 2017

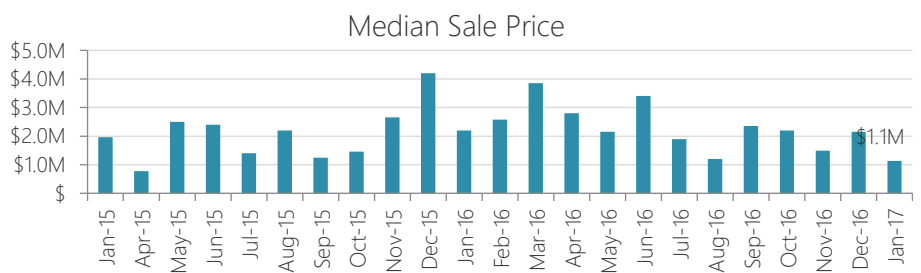


With the trendy vibe and low-rise architecture you'd expect in SoHo but the elegance of Tribeca, Hudson Square offers plenty of daytime activities but quiets down at night. It's bounded by the West Village, Hudson River, Tribeca, and SoHo and rather takes on the characteristics of its neighboring areas.

Median Sale Price

\$1.14M

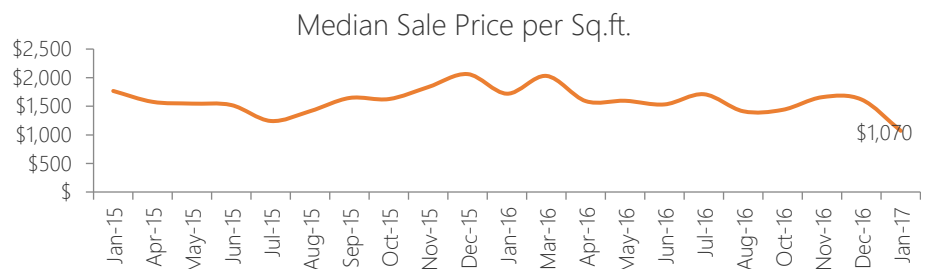
-48% YoY



Median Sale Price per Sq.ft.

\$1,070

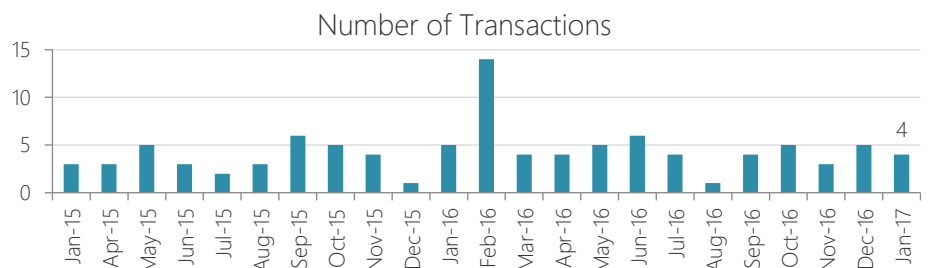
-38% YoY



Number of Transactions

4

-20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,046,750	1700%	\$1,710	00%	2



Kips Bay

Manhattan, January 2017

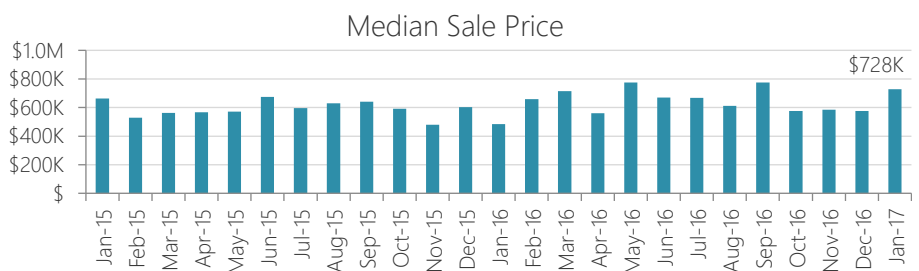


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.

Median Sale Price

\$728K

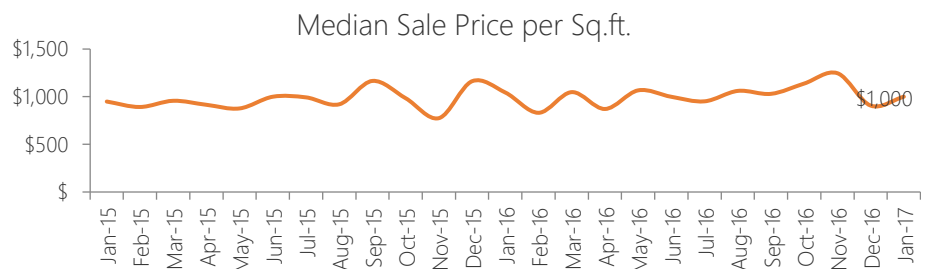
50% YoY



Median Sale Price per Sq.ft.

\$1,000

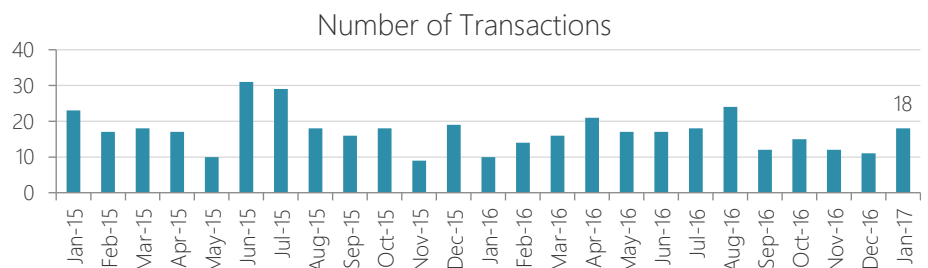
-4% YoY



Number of Transactions

18

80% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$865,000	27%	\$1,146	26%	0



Lenox Hill

Manhattan, January 2017

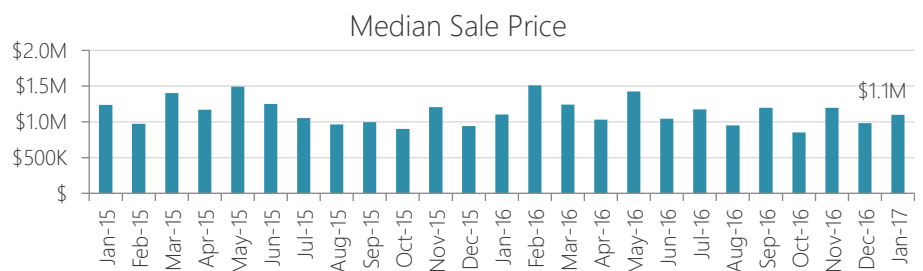
Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.



Median Sale Price

\$1.1M

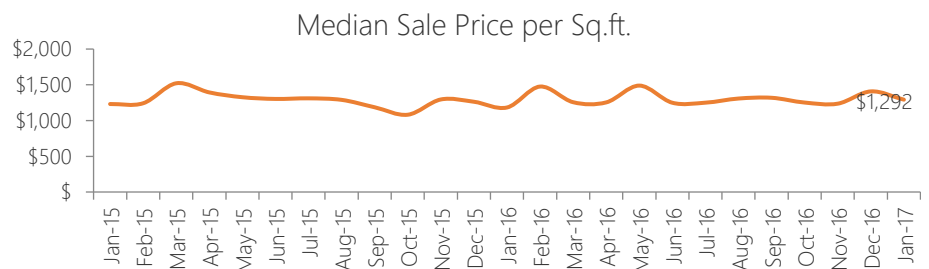
0% YoY



Median Sale Price per Sq.ft.

\$1,292

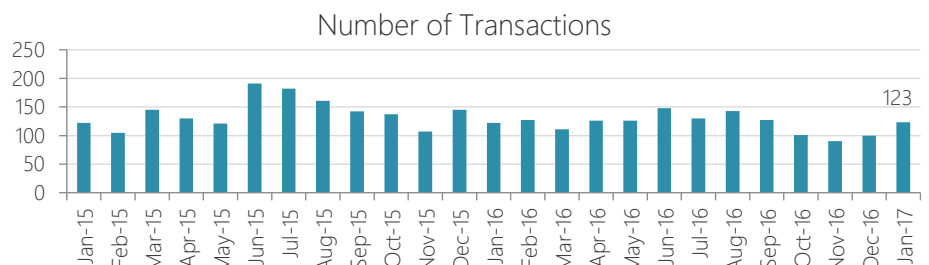
9% YoY



Number of Transactions

123

1% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,612,500	100%	\$1,627	120%	22



The RATNER Team Market Reports

Lincoln Square

Manhattan, January 2017

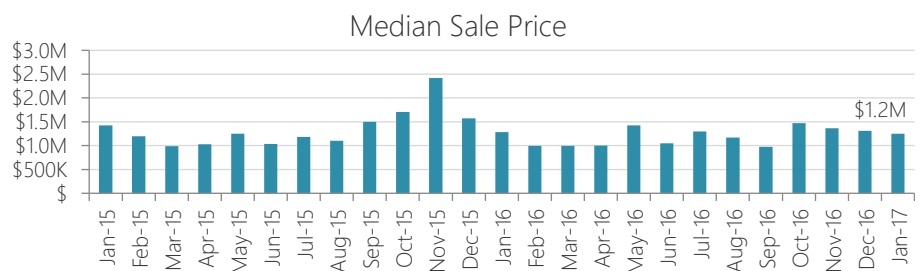
Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the numerous subways make it a commuter's dream.



Median Sale Price

\$1.25M

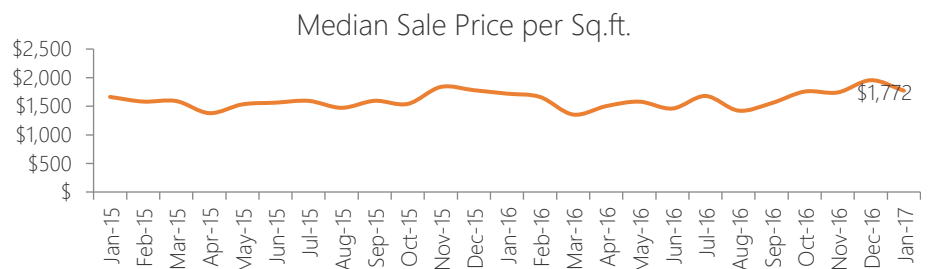
-3% YoY



Median Sale Price per Sq.ft.

\$1,772

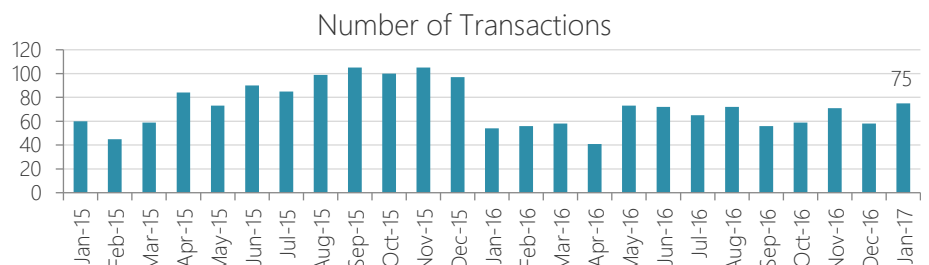
3% YoY



Number of Transactions

75

39% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,650,000	10%	\$1,070	110%	20

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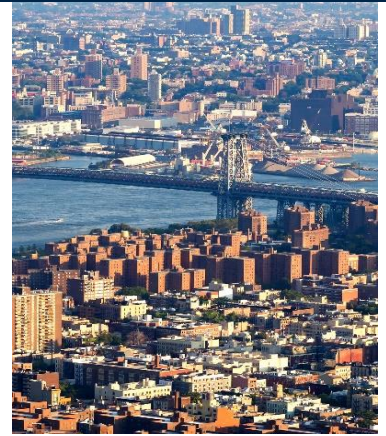
Warren Lewis Sotheby's International Realty



Lower East Side Manhattan

Manhattan, January 2017

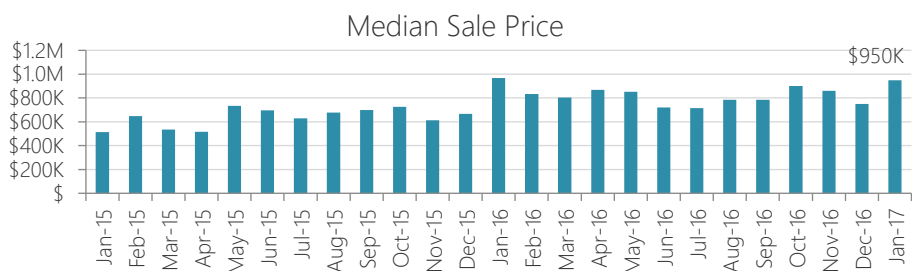
One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with both history and contemporary amenities.



Median Sale Price

\$950K

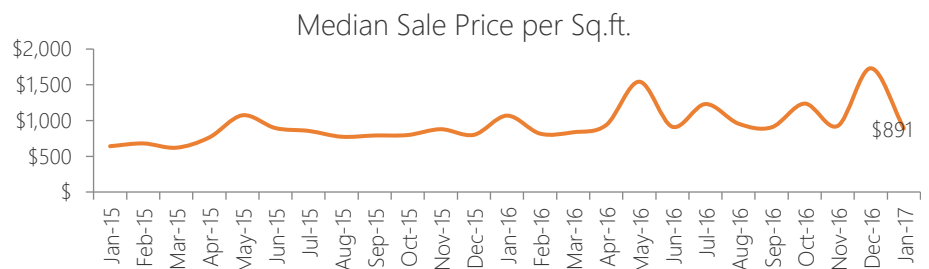
-2% YoY



Median Sale Price per Sq.ft.

\$891

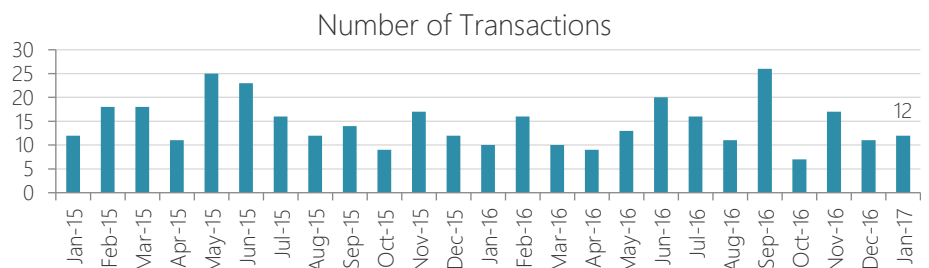
-17% YoY



Number of Transactions

12

20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,225,000	150%	\$1,225	10%	1



Manhattan Valley

Manhattan, January 2017

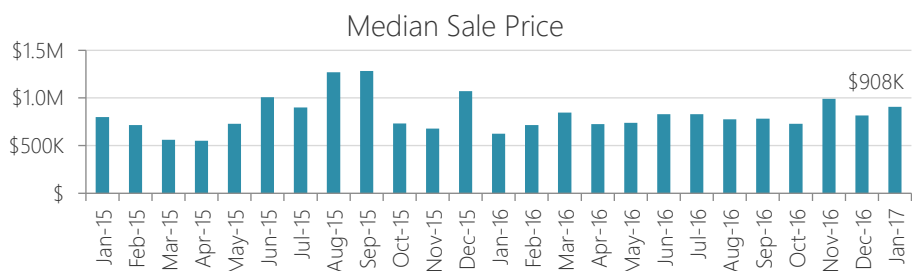
Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+ square feet of retail space, and eateries.



Median Sale Price

\$908K

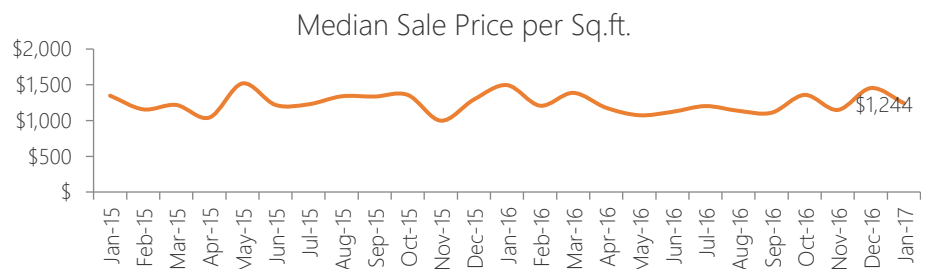
45% YoY



Median Sale Price per Sq.ft.

\$1,244

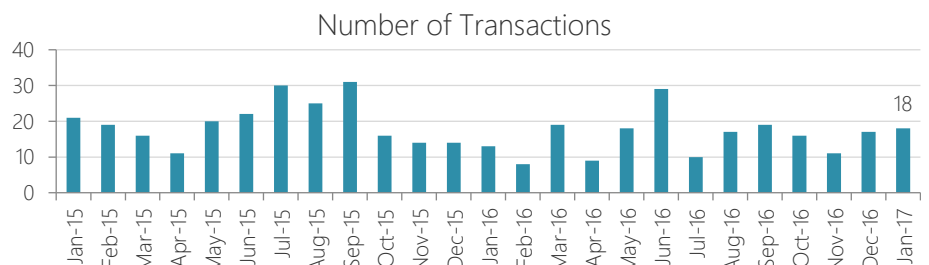
-17% YoY



Number of Transactions

18

38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,025,500	460%	\$1,210	150%	0



The RATNER Team Market Reports

Murray Hill

Manhattan, January 2017

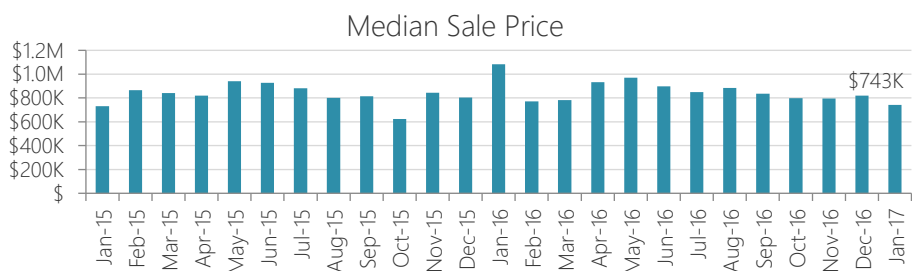


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid nightlife and lower prices make the compromise well worthwhile.

Median Sale Price

\$743K

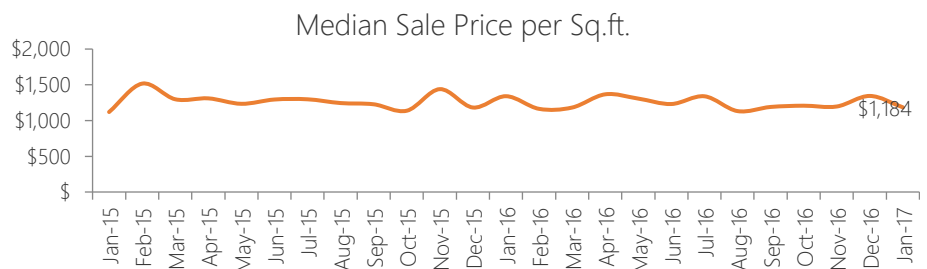
-31% YoY



Median Sale Price per Sq.ft.

\$1,184

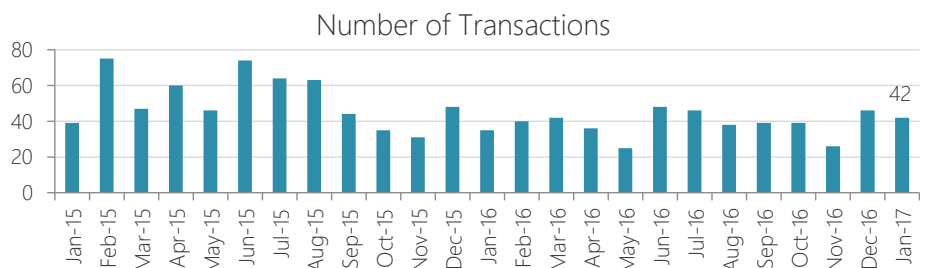
-12% YoY



Number of Transactions

42

20% YoY



Type of Properties Sold

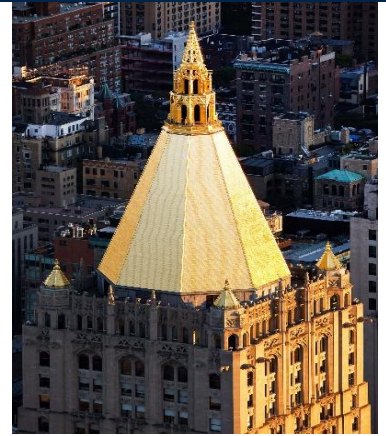
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,172,500	60%	\$1,126	20%	20



NoMad

Manhattan, January 2017

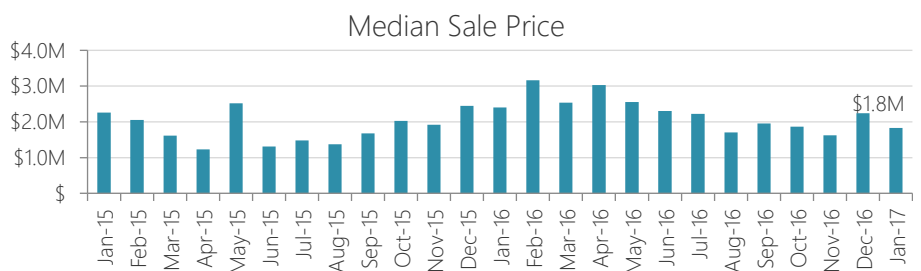
The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness Downtown is known for.



Median Sale Price

\$1.83M

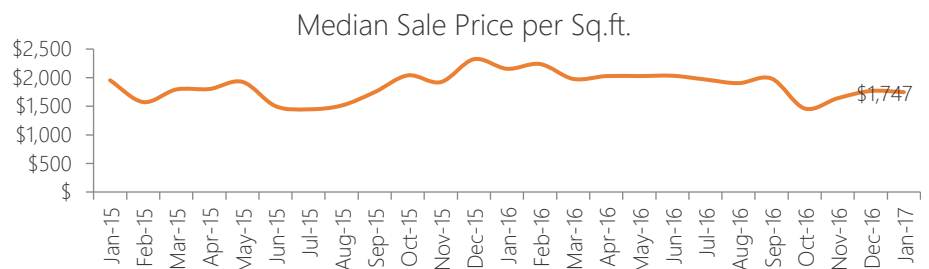
-24% YoY



Median Sale Price per Sq.ft.

\$1,747

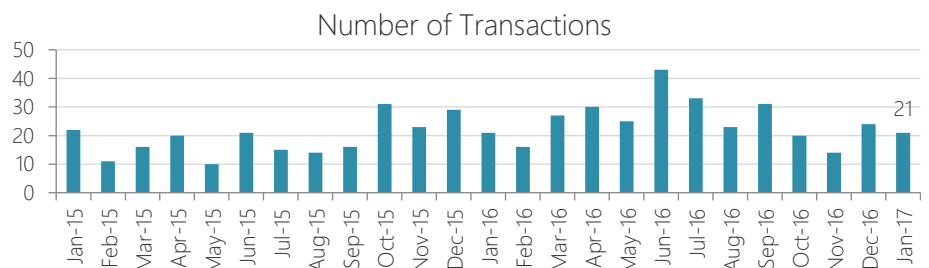
-19% YoY



Number of Transactions

21

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,005,000	27%	\$1,740	22%	12



Roosevelt Island

Manhattan, January 2017

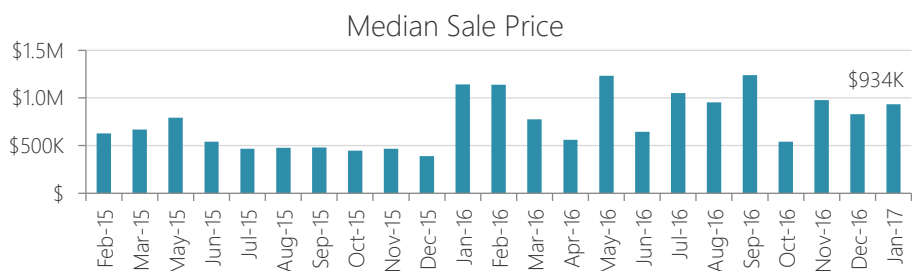
A very narrow island on the East River, Roosevelt Island is between Manhattan and Queens. The island is actually owned by the city but has been leased to NY's Urban Development Corporation. Most buildings are rentals though there's also Rivercross, a cooperative, and Riverwalk, a condo building. Three addition buildings are being privatized.



Median Sale Price

\$934K

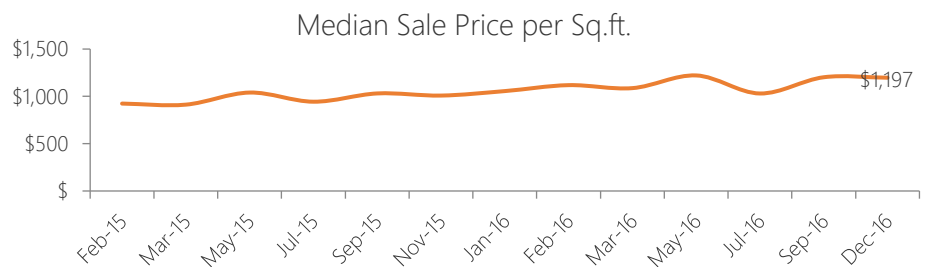
-18% YoY



Median Sale Price per Sq.ft.

\$

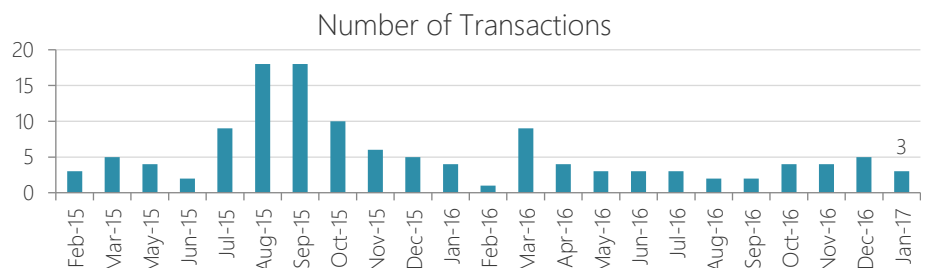
-



Number of Transactions

3

-25% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					3



SoHo

Manhattan, January 2017

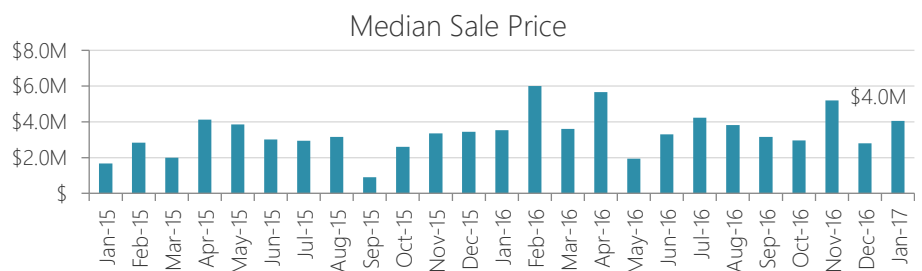


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts have taken over the real estate landscape.

Median Sale Price

\$4.05M

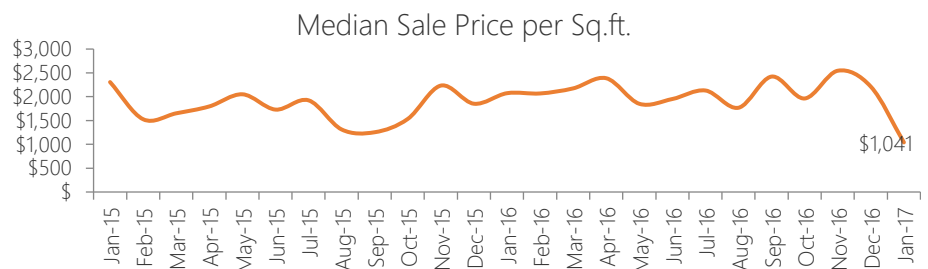
15% YoY



Median Sale Price per Sq.ft.

\$1,041

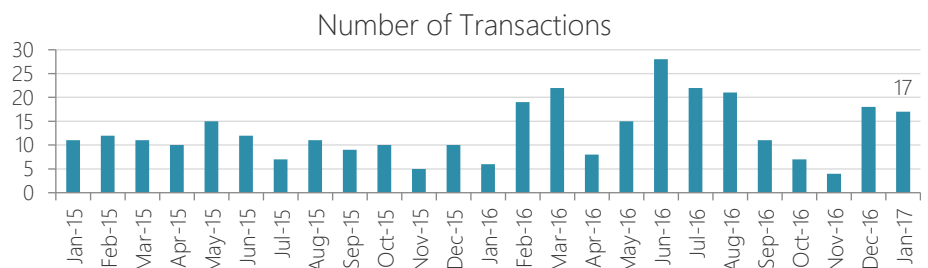
-50% YoY



Number of Transactions

17

183% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,250,000	48%	\$1,041	52%	17



Sutton Place

Manhattan, January 2017

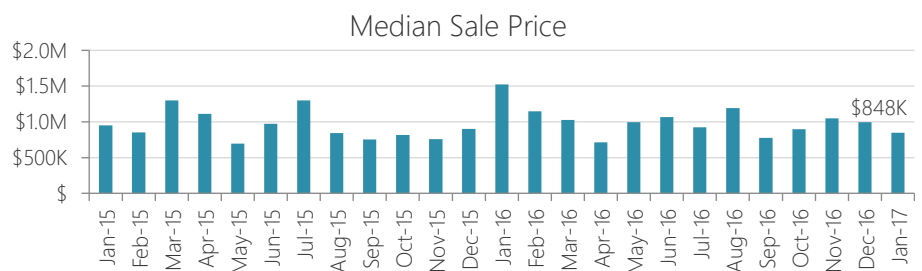
Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy access to virtually every hot spot in Manhattan.



Median Sale Price

\$848K

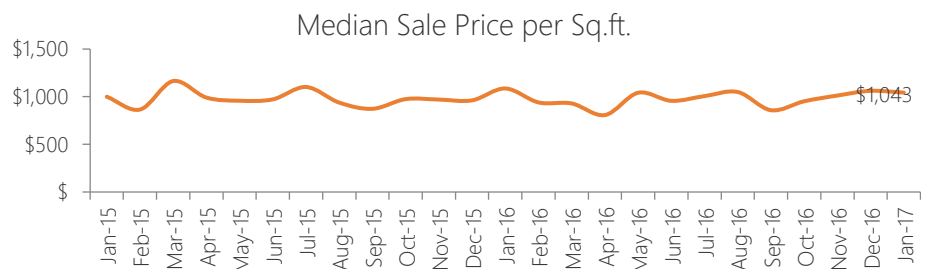
-44% YoY



Median Sale Price per Sq.ft.

\$1,043

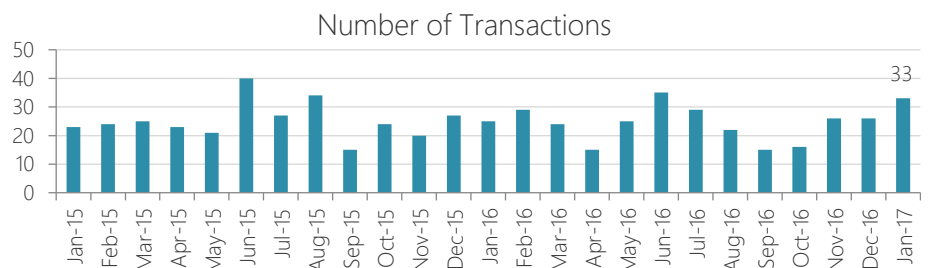
-4% YoY



Number of Transactions

33

32% YoY



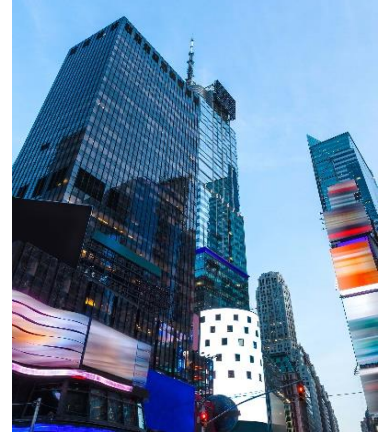
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,465,000	210%	\$1,572	220%	4



Theatre District - Times Square

Manhattan, January 2017

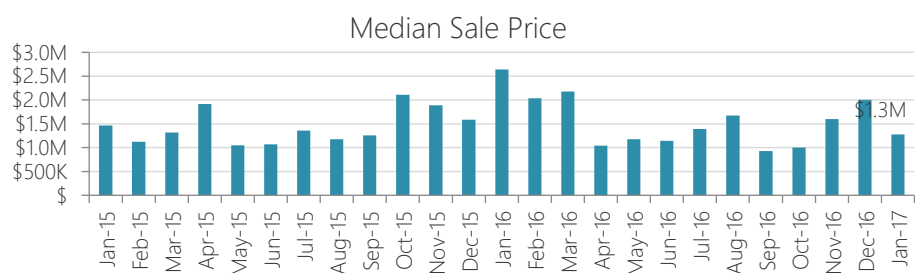


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some of the biggest price tags in the city.

Median Sale Price

\$1.28M

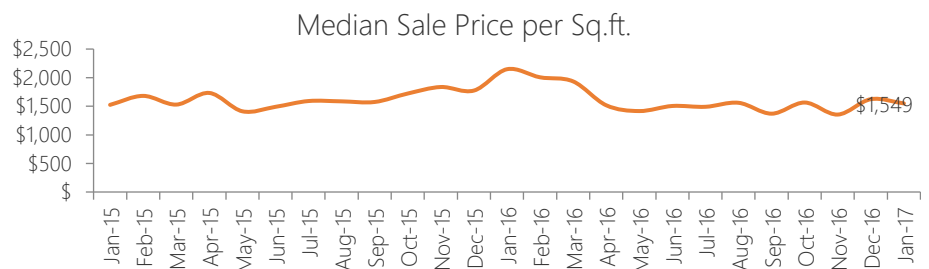
-52% YoY



Median Sale Price per Sq.ft.

\$1,549

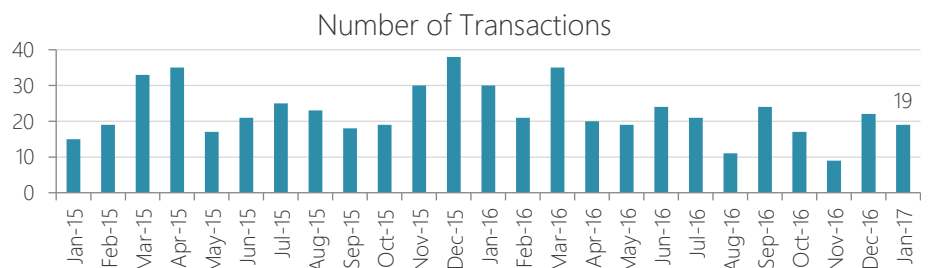
-28% YoY



Number of Transactions

19

-37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,120,000	-62%	\$1,540	-29%	15



TriBeCa

Manhattan, January 2017

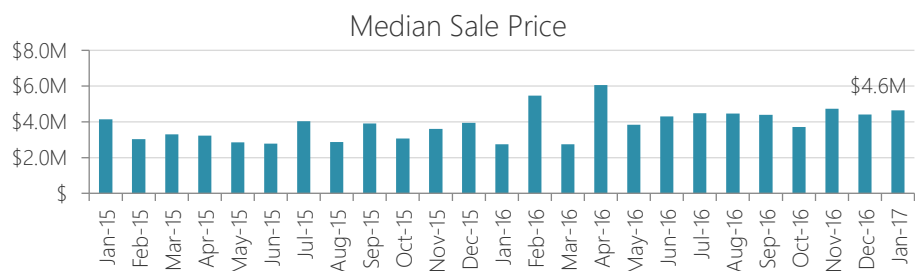


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled lofts in this popular neighborhood.

Median Sale Price

\$4.65M

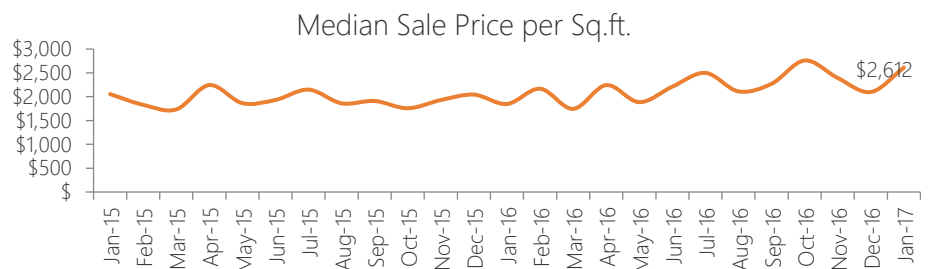
70% YoY



Median Sale Price per Sq.ft.

\$2,612

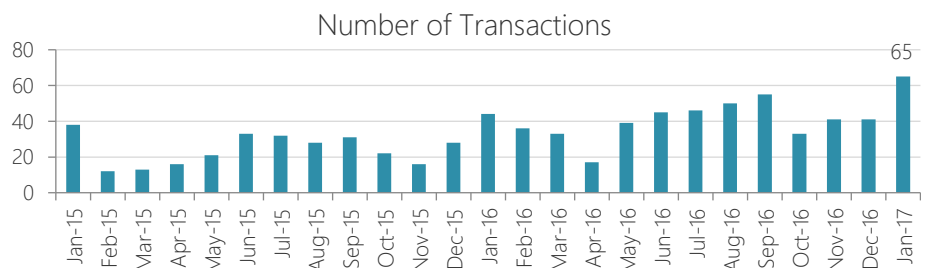
41% YoY



Number of Transactions

65

48% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,600,000	67%	\$2,600	44%	61



Tudor City

Manhattan, January 2017

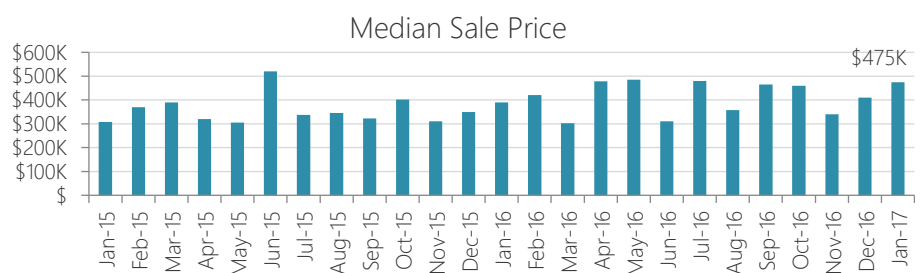


The first residential skyscraper complex built in the entire world, Tudor City is located on the southern edge of Turtle Bay. Made up of 15 buildings, 11 co-ops, and four brownstones, there are more than 5,000 residents in this complex, which includes a hotel, upscale deli, hair salon, three parks, a playground, and several restaurants.

Median Sale Price

\$475K

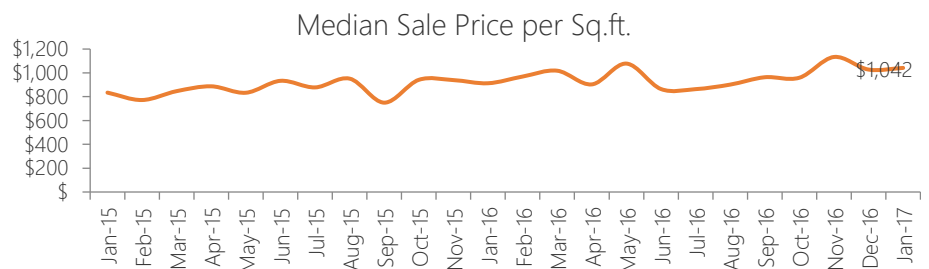
22% YoY



Median Sale Price per Sq.ft.

\$1,042

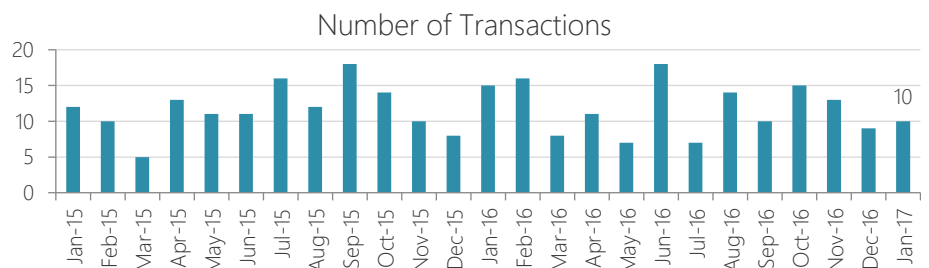
14% YoY



Number of Transactions

10

-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
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Turtle Bay

Manhattan, January 2017

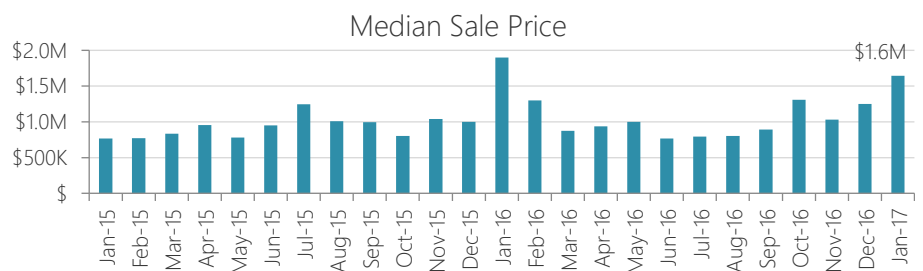


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close to Grand Central Station and public parks.

Median Sale Price

\$1.64M

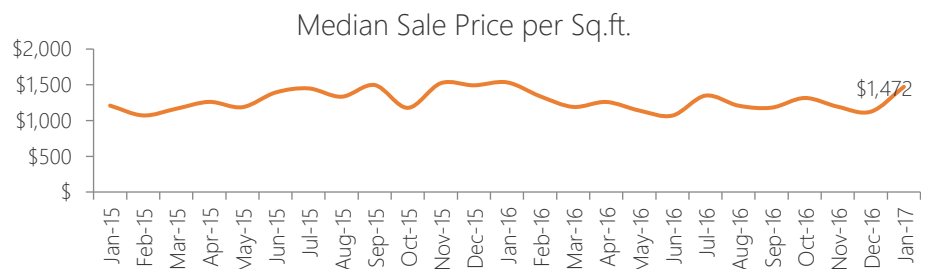
-13% YoY



Median Sale Price per Sq.ft.

\$1,472

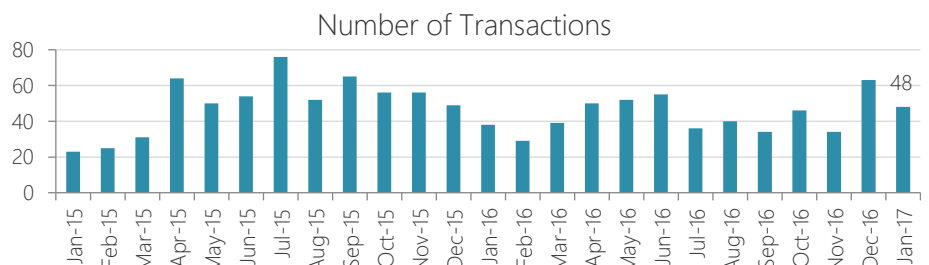
-4% YoY



Number of Transactions

48

26% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,000,000	200%	\$1,500	140%	24

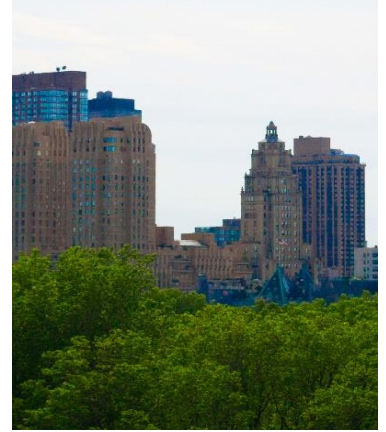


The RATNER Team Market Reports

UWS

Manhattan, January 2017

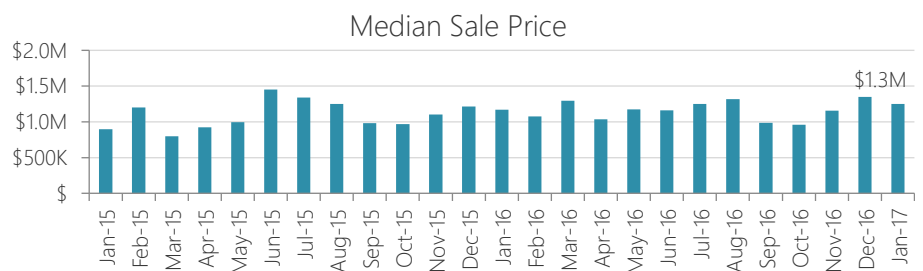
The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.



Median Sale Price

\$1.25M

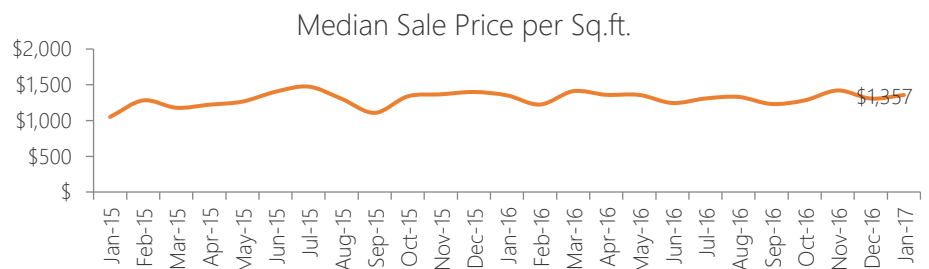
7% YoY



Median Sale Price per Sq.ft.

\$1,357

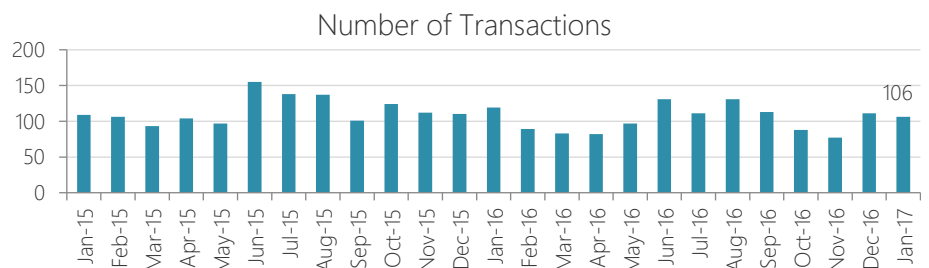
0% YoY



Number of Transactions

106

-11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,250,000	50%	\$1,400	20%	20

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Washington Heights

Manhattan, January 2017

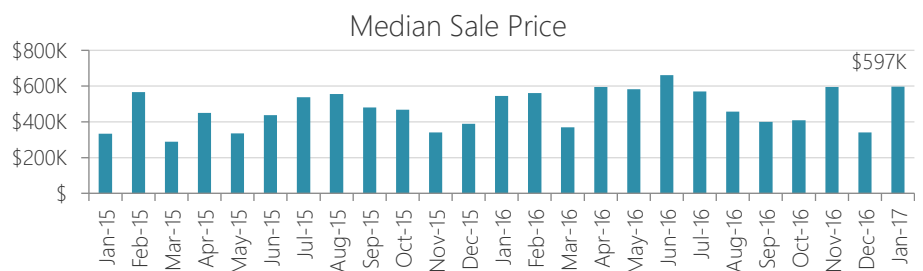


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.

Median Sale Price

\$597K

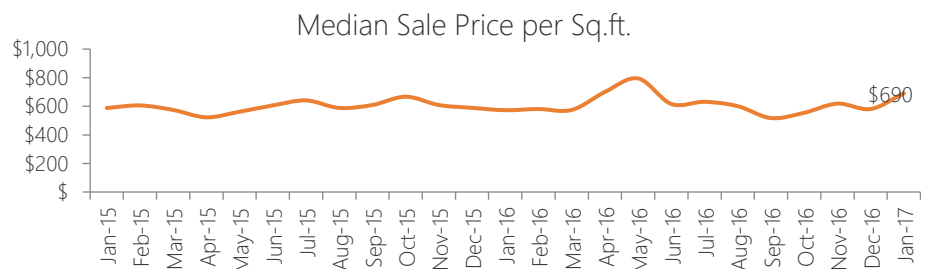
10% YoY



Median Sale Price per Sq.ft.

\$690

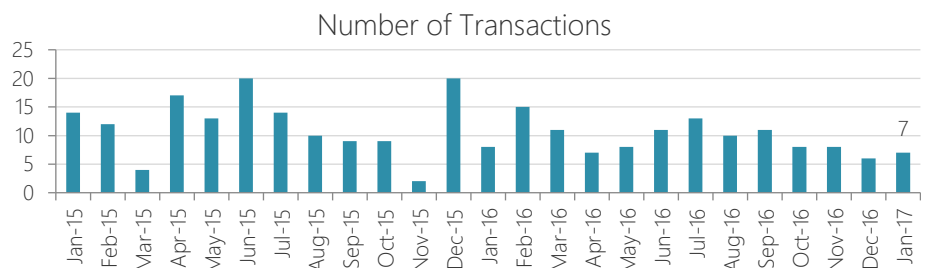
21% YoY



Number of Transactions

7

-13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$822,500	72%	\$600	10%	2



West Village

Manhattan, January 2017

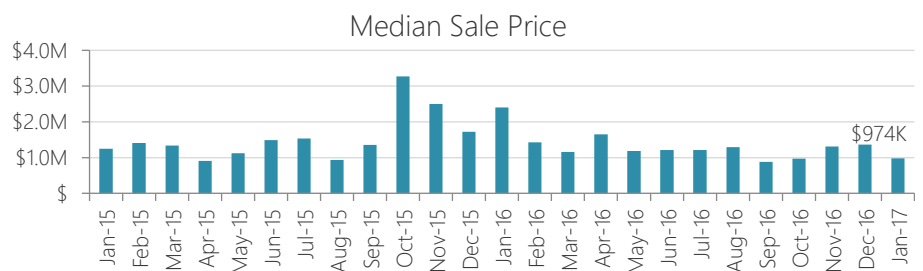


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.

Median Sale Price

\$974K

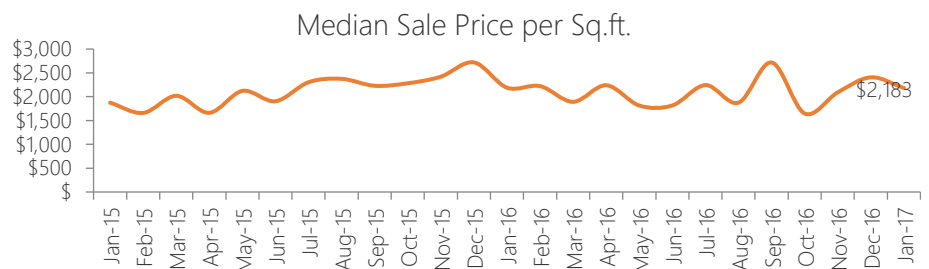
-59% YoY



Median Sale Price per Sq.ft.

\$2,183

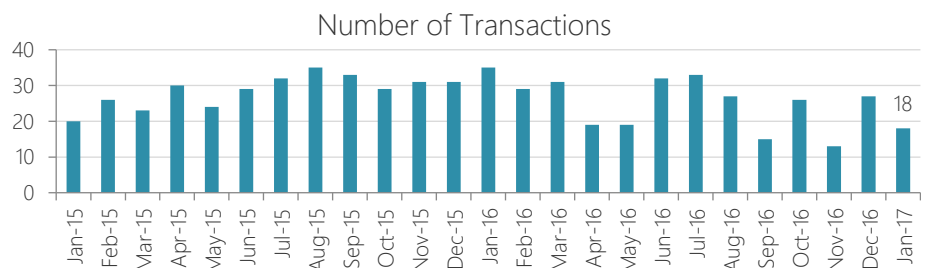
0% YoY



Number of Transactions

18

-49% YoY



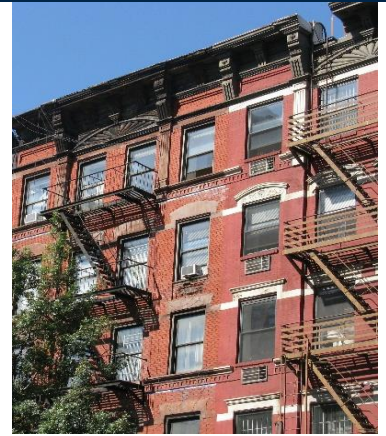
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,000,000	510%	\$2,660	150%	4



Yorkville

Manhattan, January 2017

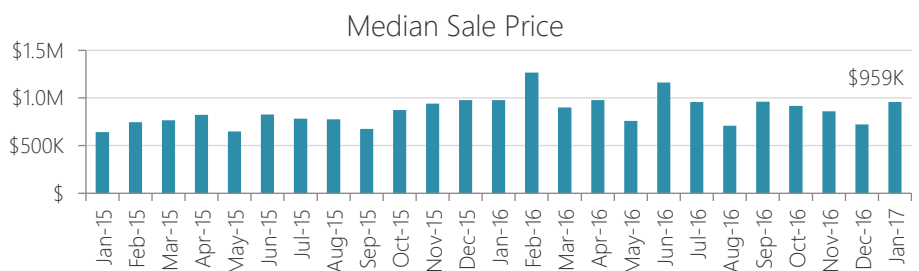


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.

Median Sale Price

\$959K

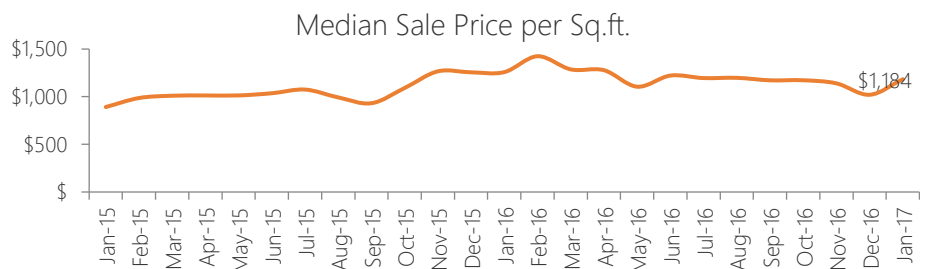
-2% YoY



Median Sale Price per Sq.ft.

\$1,184

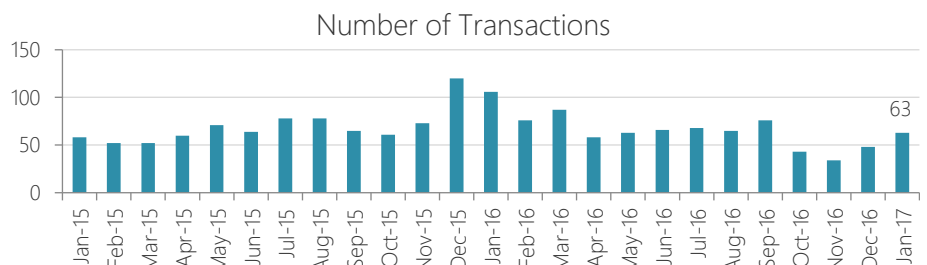
-6% YoY



Number of Transactions

63

-41% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,007,100	160%	\$1,220	120%	20



Attractions

Manhattan, January 2017

Central Park



Garden of the Cloisters Museum





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